Ketchikan Alaska

July 3, 1918.

Estate of P.K. Johnson

Rev. James H. Condit, D.D.
Juneau, Alaska

Dear Dr. Condit:-

We are in receipt of a letter, under date of June 15th, from Mr. W.A. Bryant, Administrator of the Estate of P.K. Johnson, in which he writes that he advised this office two months ago regarding the condition of the building leased by the Board, to which no reply has been received. He writes that the building has lost so many shingles and many of the windows are broken, so that the building cannot be used; but that it is now used as a boat repairing shop.

He also states that according to the lease, not only was the building to be kept in repair, but was to be used for religious purposes. Have you been advised as to the foregoing, and are the facts as stated? It seems to me that someone has failed to fully protect the Board's interest in providing for the payment of $75 per annum for a building that is used simply to repair boats. Certainly this is not what was contemplated by the Board in authorizing a five year lease.

Will you kindly look into this matter at as early a date as possible, and advise me as to the situation.

Mr. Bryant also enclosed a bill for the rent for the year beginning March 10, 1918, and an addition for taxes, $10.16, and for repairs which he authorized, amounting to $12.70. I have advised Mr. Bryant that over two months ago you were furnished with funds with which you meet these repairs and that you would doubtless communicate with him at once, if you have not already done so.

We have forwarded to Mr. Bryant a check for $75.00, covering the rent of the building up to March 10, 1919, carrying out the final year of the lease.

Sincerely yours,

VB/K

Assistant Treasurer.

Copy

August 10,1918

Rev. Edward Marsden,

Ketchikan, Alaska.

Dear Mr. Marsden:

Mr. Bryant, under date June 15,1918, writes to the Board complaining that no action has been taken looking toward the repair of the P.K.Johnson building and that the same is now used as a boat repair shop. He calls attention to the fact that the terms of the lease with our Board are not being kept although he had written regarding the same two months ago. He also enclosed a bill for $12.70 for repirs which he had authorized.

You will remember that when I was in Ketchikan and Metlakahtla early this spring we reached an agreement by which the people were to put on the roof and make necessary repairs on condition that the Board furnish the money for the supplies. I notice that in your letter of May 27th you say-

> "We have not yet repaired the old building in Ketchikan for our people want to do it sometime in June"

I regret that this work has not been done and that Mr. Bryan should get the impression that the Board is not inclined to carry out its terms of agreement with the Johnson estate. After visiting you in the spring I represented to the Board that the work would be done at once and received from Mr. Banks under date April 16, seventy-five dollars on account of same. This money has been on hands in my General Missionary fund ever since.

May I urge that this matter be immediately attended to and that you assure Mr. Bryant that the work will be done at once.

Sincerely yours,

James A. Condit

Copy

August 10th, 1910

Mr. W.A. Bryant,

Ketchikan, Alaska.

My dear Mr. Bryant:

Your letter of June 15th to our Home Mission Board in New York with reference to the condition of the P.H. Johnson building and failure of the Board to make the necessary repairs, has been forwarded to me.

I am enclosing a copy of a letter which I am today mailing to Rev. Edward Marsden, which makes explanation as to the failure in carrying out the repair work as I had supposed it was arranged early this spring.

It is with regret that I learn that the plans of Mr. Marsden and the people who have been using the church have not been carried out. It is my hope that the repairs will be made at once and that there may be no farther cause for complaint in the matter.

If you will kindly send me the bill for the repairs which you have ordered I will remit amount of the same from the $75 sent me by our Treasurer with which to furnish the material for the repair work on the building.

Very sincerely yours,

James A. Conant

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON
JAMES H. CONDIT
STATED CLERK

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
No.156 FIFTH AVENUE
NEW YORK

Ketchikan Alaska

TERRITORY OF ALASKA
JAMES H. CONDIT, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

January 23,1919

Mr. Varian Banks,

156 5th Avenue, N.Y.

My dear Mr. Banks:

Under date March 30th,1918, I wrote you regarding repairs to the building at Ketchikan used for the past four or five years by Edward Marsden and his people to the effect that about $75 would be required to put the building in habitable shape.

This estimate was made on the assurance of Mr. Marsden that he and some of his people would furnish the labor. The above was required for material.

You remitted $75 to me on April 16,1918,for this purpose,viz, to purchase necessary material.

I regret to say that Mr. Marsden and his people have done nothing whatever in the way of fulfilling their promise. On September 7th,1918 I paid a bill for lumber used in making some more urgent repairs, which money was expended by the agent for the building who is administrator of the estate owning the same, to the amount of $12.70. This leaves a balance of that grant, $75, on hand, of $62.30.

This building, known as the Peter Johnson building, is held as part of an estate, under the care of W.A.Bryant, administrator. I have received notice from time to time from Mr. Bryant that Mr. Marsden was not keeping his promise in the matter of repairs. The last notice came a few days ago in the form of a reply to a letter of inquiry sent by me.

I am now convinced that nothing will be done by the native people.

As by the contract entered into by the Board some four or five years ago the Board,in consideration of a nominal rental charge of $75 per ~~month~~ year, agreed to keep up necessary reapirs on the building, in addition to the rental payments. I am not sure as to the exact terms of this contract, as it was made before my connection with the Board as General Missionary, but Mr. Olin looked it up some time ago and found that the contract to keep up repairs was binding on the Board. You will find the contract on file in your office.

It now becomes necessary to proceed to make the repais. The building is in very bad shape and it will require more money now to put it in repair than would have been the case last fall. I have had Mr. Bryant make an estimate of cost of repair at this time. He called for bids for necessary work and the lowest one was $300. Deducting the $62.30 on hand there remains a balance of $237.70 to provide.

I see no way to avoid payment of this repair bill. It seems to be a binding legal obligation. I have no doubt but that the estate will take steps to enforce payment for these repairs in case it is longer neglected.

(over)

I desire authority, therefore, to proceed at once to fulfil the terms of the contract. Will you wire authorization and upon receipt of same I will proceed to Ketchikan and take the matter up. If possible I will secure a reduction of the bid or modification so as to reduce the cost. I do not have much hope, however, of being able to secure any material reduction.

I regret exceedingly this failure on the part of Marsden and his people. I have been urging him to attend to the business for a year but without success.

By this mail I am writing Marsden notifying him that I have reported the failure of himself and people to keep the terms of their promise and that I have now taken the matter up again with the Board.

I ask for instructions to proceed by wire because of the need for immediate action in order to vindicate the credit of the Board.

Very sincerely yours,

James H. Condit

PRESBYTERY OF ALASKA

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
No. 156 FIFTH AVENUE
NEW YORK

PRESBYTERY OF YUKON
JAMES H. CONDIT
STATED CLERK

TERRITORY OF ALASKA
JAMES H. CONDIT, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

Ketchikan, Alaska,
February 13, 1919.

Mr. Varian Banks,
156 5th Avenue, New York.

My dear Mr. Banks:

I am away from my office on itinerating duties and so cannot refer to my files for dates in this letter. I expect to be in Juneau again at the end of the month. Correspondence should be addressed to me at Juneau. I have a very poor typewriter at my command here and must apologize for the appearance of this letter.

Some time before leaving Juneau I wrote you in regard to the repairs on the Ketchikan building which we are using as a mission hall. According to the terms of the Board's contract with the Peter Johnson estate a rental of $75 per year was to be paid for a term of five years dating from March 15, 1914. In consideration of the low rental charge the Board obligated itself to keep the building in repair.

As you will remember I made an arrangement with Edward Marsden about a year ago by which he agreed to do the repair work on condition that the Board furnish $75 with which to purchase material. This amount was sent to me but Marsden and the people here failed to fulfil their promise. I paid one bill of $12.70 to the administrator which he expended for some urgent repair work last summer.

Because of this failure on the part of Marsden the building has come into a condition of making it unfit for occupancy. The shingles have blown off the roof so that the rain pours in. Windows have been blown out by the storm and rustic has come off one end. The foundation of the porch is in bad condition and other needed repairs are imperative.

There is no question but that the administrator has ground for emphatic protest against the Board for failure to keep its contract as by the terms of the lease.

In order to protect the Board's interests I have found it necessary to proceed with the repair of this building without waiting for farther instructions from your office. As your agent in Alaska it seemed to me that this is justified by the conditions.

I have today let a contract for the work for $328. The figure is twice what it would have been a year ago because of the increase in cost of material and labor and also because of the additional work made necessary by the delay. The work is to be done immediately.

To meet this bill I have on hands $62.30 cents of the $75 sent me last year. I have the promise of $63 raised locally and to be paid to me this week. This makes a total available here of $125.30 and leaves a balance which will be due on completion of the work of $202.70. This amount should be sent to me at once.

As before noted the five year lease expires on March 15th. The Presbytery of Alaska has asked that the Rev. Mr. Falconer, now of Klukwan, be transferred to this place to take up the work here and at Kasaan and other points adjacent left without supply because of the removal of Rev. Edward Marsden to Metlakatla and the occupancy of all his time at that place. This will make necessary farther provision for a mission hall. I have asked the administrator for the continuance of the present lease for one year and he has agreed.

The heir to this estate comes to his majority in January of next year. At that time it will be necessary to make arrangement for the future on a different basis. It is the purpose of the young man to dispose of the property as soon as he attains to his majority. I consider it highly advisable that we should acquire the property for the continuance of our work provided that it can be purchased at a reasonable figure. The adminidtrator thinks that it can be purchased for $1400. If so we would have a site very favorable for future building and also a building which could be made to answer the purpose for a number of years.

It is my intention to get a proposal from the administrator as to an option on the building at theend of the rental period of 1920. This I will submit to the Board as soon as possible.

The rent for the year March 15,1919-March 1920 will be due March 15th Of this year.

Trusting that this will meet with the approval of the finance committee, I am

Very sincerely yours,

James A. Condit

Lease to be renewed straightaway for one year to March 15th 1920 Dr Condit to draw up what we will be glad to sign

AD

RECEIVED

February 21, 1919.

Re: Ketchikan, Alaska

Rev. James H. Condit, D.D.
Juneau, Alaska

Dear Dr. Condit:-

Under date of the 19th inst. I wired you as follows: "Ketchikan repairs authorized within total limit of Three Hundred Dollars." This telegram was sent you on the basis of the statement you made in your letter of the 23rd ult. in which you reported that the lowest bid you were able to obtain was $300.00.

I now have your letter of the 13th inst. written from Ketchikan in which you advise that you have made a contract for the necessary repairs on the Ketchikan Manse building for $328.00 and that you have to apply against this total $62.30, the remainder of the $75.00 sent you last year, and the promise of $63.00 to be raised locally, leaving a balance that the Board will need to meet of $202.70. While the Board has not as yet authorized this payment, yet it will only require a pro forma action inasmuch as the Executive Council voted to recommend this expenditure to the Board, which under the terms of the lease we cannot very well avoid.

I understand, as you state it, that the Board, when the lease which is about to expire was considered and executed, agreed to pay for all necessary repairs in view of the low rental of the building. I doubt, however, if it was anticipated at the time that so large an expense would need to be met by the Board covering repairs, although it is quite true that this expense has been much increased through the negligence of Mr. Marsden. The fact remains, however, that we have been called upon to pay for rental and repairs a total of $652.70 which is at the annual rate of $130.54. From the experience which we have had I think it would be better to pay a somewhat increased rental and then be under no obligation to meet taxes and repairs. In other words, it would be more economical if we paid $100 rental for the building on the straight lease basis without these special conditions, than to secure a slight reduction in the rent and be liable for some unknown and extraordinary emergency expense.

From the fact that you have asked the administrator to continue the present lease for a period of one year would indicate that you have, temporarily at least, agreed to assume any further expense in the coming year which may be incurred.

I enclose a letter to be sent to Mr. Marsden in case you approve. If you have sufficiently admonished him you may think it unnecessary to send this added expression of disappointment owing to his action. You are in a better position to judge and, therefore, will await your reply as to whether you forwarded the enclosed letter or recommend its being withheld.

Sincerely yours,

VB/K

Assistant Treasurer.

Enclosures.

At meeting of Executive Council this A.M. it was voted to rent at the straight rate with no liability for taxes and repairs.

Sent to Dr Condit for approval. See letter to him of 2/21/19.

February 21, 1919.

Re: Ketchikan, Alaska.

Rev. Edward A. Marsden
Metlakata, Alaska

Dear Mr. Marsden:-

About a year ago we received a request from Dr. Condit that the Board furnish the sum of $75.00 with which to purchase material to repair the manse building at Ketchikan, stating that you and your people had agreed to furnish the labor if the Board would furnish the material. The money was sent to Dr. Condit and we recently learned that he has been holding it as no occasion had arisen to use it due to the fact that you never carried out your promise to look after the labor in connection with these repairs so as to lessen the burden upon the Board's treasury, and now we hear from Dr. Condit that it is necessary to expend a very much larger sum in order to replace parts of the building, which expense could have been avoided had you carried out your agreement.

The result of your failure to provide the labor involves an additional expenditure which the Board will have to meet, of $202.70. We are very much disappointed in this result and especially as the people at Ketchikan could have been readily induced to furnish the labor had you given them the opportunity. At least we assume that the Ketchikan people, with a proper amount of gratitude for the aid extended to them by the Board in bringing the gospel to them, would have been more than willing to show their appreciation by taking upon themselves the comparatively light burden of furnishing the required labor.

I do not write this letter with any expectation that anything can be done now, but to let you know that we here in the Board rooms are disappointed in your failure to help in this matter.

Very truly yours,

VB/K

Assistant Treasurer.

February 25, 1919.

Re: Ketchikan, Alaska

Rev. James H. Condit, D.D.
Juneau, Alaska

Dear Dr. Condit:-

I am writing just a few lines to confirm the hasty memorandum written on one of my recent letters to you concerning the situation at Ketchikan.

The day my last letter was mailed we had a meeting of the Executive Council and it was unanimously agreed that at the expiration of the present lease at Ketchikan that a new one be made for one year based upon a definite sum for rental with no obligation of any kind for taxes, repairs, etc., and I was authorized to so advise you.

I would therefore suggest that you communicate with Mr. Bryant, the administrator, at the earliest possible moment and advise him of our decision.

The failure of the Ketchikan people to assume a portion of the burden or expense connected with this building makes it imperative that we shall fully protect ourselves to within a specified amount known in advance. I think it would be well if you are uncertain as to the amount that would be equitable, to communicate with me as soon as possible giving your recommendation and the latter will receive prompt attention and final word sent you.

Yours sincerely,

VB/K

Assistant Treasurer.

Copy

Ketchikan, Alaska, February 28, 1919

Dr. James H. Condit,

Juneau, Alaska.

Dear Sir:

I took up the matter of the sale of the property, now occupied by the Board, with the young man who is heir of the estate and he authorized me to make the Board a price of Fourteen Hundred Dollars($1400)

The property has a frontage on the street of sixty feet and a depth of seventy to a hundred feet according to how far one wishes to go into the creek which flows across the back of the lot.

This property is on the tide land and has always been in possession of the Indians.

If a few repairs are made on the interior the property would serve the needs of the Board for some years.

Respectfully,

(signed) W.A. Bryant

Administrator Estate P.K. Johnson.

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON
JAMES H. CONDIT
STATED CLERK

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
No. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
JAMES H. CONDIT, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

March 18,1919

Mr. Varian Banks,

156 5th Avenue, New York.

My dear Mr. Banks:

Before me are your letters of February 21 and 25, in re rental of the Ketchikan building.

It should be kept in mind that this is not a "manse" building but a building with a large hall on the lower floor which has been used for five years as a mission or church room. Including the repair and all items of expenditure as by your estimate the annual cost of this hall to the Board has been, as you say, $130.54, or at the rate of a little less than $13 per month. A suitable hall for our purposes, if rented under other conditions would have cost at least twice that amount. It has been an economical arrangement.

I note that the Executive Council does not approve of my arrangement with the Administrator in continuing the present lease for one year. I made no written contract and received no written assurance from the Administrator but had a verbal understanding that the present arrangement of $75 for the year beginning March 1,1919 implied no farther expense for repairs for the year.

However I am today writing to Mr. Bryant that the Board desires to make a new arrangement whereby a new rate shall be established but with the stipulation that there be no liability for repairs. I am also asking for a verification of my understanding that there would be no farther expense for repairs for the coming year. In case I receive such verification I will submit the same to you before entering upon another contract on the theory that the Board would prefer the old rate, with this assurance, to a new rate.

After due consideration I conclude that it would perhaps not be advisable to send the letter of admonition to Edward Marsden. I have expressed my disappointment to him both verbally and by letter and judge that nothing farther would be accomplished by an additional admonition.

In a separate letter I am presenting the matter of buying the Ketchikan building under the terms now offered.

Very sincerely yours,

James H. Condit

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON
JAMES H. CONDIT
STATED CLERK

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
No. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
JAMES H. CONDIT, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

March 18,1919

Mr. Varian Banks,

156 5th Avenue, New York.

My dear Mr. Banks:

It is the plan of the Home Mission Committee of the Presbytery of Alaska, with the approval of Dr. Dixon, to transfer Rev. Fred Falconer, at present at Klukwan, to Ketchikan, to take up the work formerly conducted by Rev. Edward Marsden in that neighborhood.

The field includes, (in addition to the work at Ketchikan) Kasaan and Saxman as well as a number of cannery points. At Kasaan we have a church building and organized church of Hyda natives; at Saxman we also have an organized church but a good part of the population has moved elsewhere. It is still necessary to hold services here. At Ketchikan the work is not only among the various native peoples but also includes the Japanese, Filipinos and other people living with the natives in the portion of the town where the building is. This building was formerly a billiard hall and is close to the Red Light district of the town. It is located in a neighborhood which much needs just such a mission work as we contemplate.

Mrs. Falconer was formerly a Salvation Army worker. Mr. Falconer has had long experience with the natives. We feel that they are the people to render truly constructive work in this Ketchikan field.

It is necessary to furnish a building for church puposes.

As I have already written, the building which we have been using for the past five years belongs to an estate. There is but one heir, a half breed native boy. We have been renting from the Administrator.

This boy becomes of age about the first of next year. He wishes to dispose of the building. It is also his wish to have the Administrator sell the property for him as soon as it can be done. The reason for this is that he fears that his Indian relatives will give him trouble over the property if it is left in his hands when he becomes of age. According to old tribal custom the clan to which he belongs would possess the property. According to our law, of course, they have no rights, but in order to avoid any trouble he is anxious that the Administrator dispose of the building while still legally in charge of the same. This action would be sanctioned by the court, if requested, and so made secure.

Since we could not have a more suitably located building for our purposes, and in view of the fact that examination when recently in Ketchikan convinced me that this building is in such condition as to promise a good many years of service, I asked the Administrator to set a price on the property and submit the same in writing. I append a copy of his letter in reply. I consider the price submitted as very fair. I would recommend that the building be purchased by the Board for the use of the Ketchikan mission.

Very sincerely yours,

James H. Condit

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON
JAMES H. CONDIT
STATED CLERK

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
No. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
JAMES H. CONDIT, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

April 3d, 1919

M r. Varian Banks,

156 5th Avenue, N.Y.

My dear Mr. Banks:

In your letter of February 25th, 1919, my attention was called to the action of the Executive Council advising that at the end of the lease at Ketchikan a new one for the year be made on the basis of a definite sum for rental with no obligation for taxes, insurance, repairs, etc.

Upon receipt of your letter I wrote to Mr. Bryant, the Administrator, asking for a statement as to the probability of repair expense for the year and also for a definite offer on the basis of the decision of the Executive Council. I have just received the following from him:

> "Regarding the repairs to the building occupied by the Board, I consider that there will be none necessary for the coming year aside from what may be necessary to make the interior suitable for church purposes. These, of course, would not be handled by the estate.
>
> The taxes last year were a little over $10 and I presume they would not be over $15 this year. Fixing up the building naturally raises its valuation and taxes. If the Board prefers a stipulated amount we might make it $100 which would cover what incidentals that might occur."
>
> (signed) W.A.Bryant.

As I have before stated I had a verbal understanding with Mr. Bryant that the Board should use the building for the year ending March 1st, 1920 at the same rental as before, viz, $75 per year, the Board to meet the conditions of the former lease. If it seems best to you now that a contract should be entered into on the basis of $100 rental, without other obligation, I would suggest that you prepare such form of lease as is acceptable to the Executive Council and I will have it signed by Mr. Bryant and myself, he to retain the original and I to have a copy of the same.

This letter should be considered in connection with my communication of March 18th relative to the purchase of the Ketchikan property.

Very sincerely yours,

James H. Condit

APR 29 1919

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON
JAMES H. CONDIT
STATED CLERK

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
No. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
JAMES H. CONDIT, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

April 19, 1919

Rev. John Dixon, D.D.,

156 5th Avenue, N.Y.

My dear Dr. Dixon:

A situation has developed at Ketchikan which calls for action at once.

When in Ketchikan recently, and knowing of the plan to move the Falconers there, I made some invesitgation regarding a house for them to live in. I learned that it was exceedingly difficult to find a house for rent and left the matter in the hands of a friend of mine, a real estate dealer, instructing him to be on the look out for a suitable place.

During the recent meeting of Presbytery I received word from him that there was nothing to be had that would at all answer the purpose and nothing in sight. I advised Mr. Falconer to go down and look the situation over for himself and see what he could do. He has just returned and says that after a four days search, with the help of the real estate dealer, he was unable to find a single house which would in any way meet the requirements. This is not only true of the present time but also of the whole summer as there are applicants on the waiting list far ahead.

The condition seems to be just this--that if we open our work at Ketchikan we will have to buy a house for the missionary. I have repeatedly called attention to the importance of this field. It has been neglected for the past year or more because of Edward Marsden's engrossment with the affairs of Metlakatla to the exclusion of every thing else. There is the Kasaan field, with its church organization, building and people, without any religious opportunities but that which we provide and with the large cannery, soon to open, which not only employs natives but also a large number of orientals, needing attention, and from whose influence the natives sorely need to be guarded. Then there is the Loring field, another cannerypoint with a number of natives, Christians and members of our church. There is also the Saxman community, which, largely depleted by removals, still offers an opportunity for missionary activity and there we also have a church buildimg. Finally, Ketchikan is an exceedingly important point for mission work. The hall, which I hope the Board has seen its way clear to acquire, is situated in a part of the town where not only the natives congregate but also other nationalities who intermarry with the natives. In other words the riff-raff, neglected and unchurched. Mrs. Falconer, who has had experience as a Salvation Army worker, would be the ideal missionary's wife in such a community and would conduct services of genuine mission type, in the absence of Mr. Falconer on his itinerations. The field ought to be occupied.

Mr. Falconer, when he found that no house is to be rented, investigated property for sale. He found what will apparently very well answer the purposes of his family and obtained an option on the property for one month from April 17th. The lot is 55'X61'. The house is a two story structure, 3 rooms up stairs and 3 down in addition to bath room, closets, pantry, etc. It was built two years ago.

There is a good basement. The bath room is fully equipped and connected up with kitchen range. With the house goes considerable furniture, as follows--organ, 2 rockers, 4 chairs, 3 mattresses, 4 bedsteads, Davenport,kithhen range, heater, 6 tables, linoleum on 4 rooms, dresser, 2 cupboards and a rug, the latter well worn. The plumbing in the house cost $350.

The house is insured for $2500 and the insurance is paid for from one to two years in advance.

The price is $3550. Terms may be arranged,if it is desired,by which owner will accept $2,000 cash and mortgage note for balance of $1550.

I regret that we did not know of this necessity before the estimate of the Home Mission Committee was made. We did not know of it and as it now looks we are faced with the alternative of still longer abandoning this field if the house is not purcha sed.

It should be kept in mind that a house will have to be purchased ultimately if we continue this work. Also, that the estimate for rental was at the rate of $420 per year. Both rents and building material are very high. Mr. Falconer thinks that the price of $3550 is very reasonable and from his description I should feel inclined to agree with him. However, should the Board determine to buy,I would feel that I ought to go to Ketchikan and inspect the property myself.

I do not know what arrangement could be made with the Board of Church Erection but would suppose that something could be done there in connection with the manse fund.

As before indicated the option will expire on May 17th. Will you kindly inform me at earliest possible time whether or not the Board can arrange to purchase this property. If not Mr. Falconer wants to proceed immediately to the states so as to get settled for the summer. I should regret exceedingly to have them leave Alaska and especially the native work, for which it is so difficult to secure suitable people.

Should it be decided to purchase I should have enough money sent to me to make a first payment and bind the contract. Upon your notification and the receipt of the money I would expect to go to Ketchikan and if the property proved to be as represented make the payment as indicated and secure the house.

In the mean time, and in order to inform the Falconers, it would be much appreciated by them if you could wire me as soon as a decision is reached.

Very sincerely yours,

James H. Condit

Ketchikan Alaska May 2, 1919.

Rev. James H. Condit, D.D.
Juneau, Alaska

Dear Dr. Condit:-

I have sent you a wire this evening, authorizing you to purchase the building from the Johnson Estate at the price named, $1400, and also to use your own judgment in deciding as to the desirability of acquiring the house which Mr. Falconer now occupies at Ketchikan, and to use your own judgment in purchasing the same. Inasmuch as the purchase of the first building has been recommended by you, and as we hope to eventually obtain from the Board of Church Erection a grant to meet the cost of this building, I am, in advance of action being taken by the Board, through Dr. Dixon's approval, authorizing this purchase.

You will find enclosed check to your order for $1400 in acceptance of the offer made by W.A. Bryant, Administrator of the Johnson Estate.

I hope that the building which Mr. Falconer occupies can be purchased for a less sum than $3550, even though at first it may seem to be a comparatively good bargain. Before this letter is received you will doubtless have gone to Ketchikan in order to definitely determine the desirability of securing this building for Mr. Falconer's use.

I now enclose a second check for $500.00, which amount is to pay on account of the latter property, the remainder of the purchase price to be paid in cash upon the delivery of deed here. We do not, of course, want to have any portion of the purchase price remain on mortgage. It is our hope that we will be able to secure a greater part, if not all, of the cost of this latter building from the Board of Church Erection.

Sincerely yours,

VB/K Assistant Treasurer.

Enclosures.

In re Ketchikan, Alaska.

May 13, 1919.

Rev. James H. Condit, D.D.,

Juneau, Alaska.

Dear Dr. Condit:-

Your telegram of the 12th instant received today. Having previously sent you under date of the 2nd instant a check for $1400.00 in order to accept the offering of W. A. Bryant, Administrator of the Johnson Estate, to purchase the building heretofore rented by us, and also a second check for $500.00 in order to enable the payment to be made on account for the purchase of the building occupied by Mr. Falconer as a manse, and which building will now hereafter be known as the Ketchikan manse, I now enclose a check to your order for $2881.00, thus completing the total payment due on the purchase of the two buildings at a cost aggregating $4781.00.

In making payment for these two properties you will, of course, see to it that the title to each in clear and unclouded, as we do not ordinarily pay for properties purchased until the deed is in hand. Owing to the urgency of the present case we will, of course, have to waive the usual procedure and thereby you are authorized to pay over the balance of the purchase price upon receipt by you, as the Board's representative, of a proper deed conveying a full and clean title to the Board.

I have wired you to Ketchikan that this check has been forwarded to complete the contract according to the terms you have obtained.

Sincerely yours,

Assistant Treasurer.

Enclosure.
B-CM

MAY 27 1919

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON
JAMES H. CONDIT
STATED CLERK

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
No. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
JAMES H. CONDIT, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

May 16,1919

Has check been sent for balance due on manse purchase?

Rev. John Dixon,D.D.,

156 5th Avenue, New York.

ANSWERED

My dear Dr. Dixon:

I have just returned from Ketchikan where I went to buy the building we have been renting for church purposes and also to examine the residence property which was offered for manse purposes.

Before leaving Ketchikan I wired Mr. Banks as follows:

> "Purchased Ketchikan manse today thirty-three hundred eighty one cash payable not later June first. Adding fourteen hundred Johnson building makes total Ketchikan outlay forty seven hundred eighty one. Balance between this and check already mailed should be sent me promptly Juneau. Wire me Ketchikan immediately assuring fulfilment above contract"

Since my arrival at Juneau I have received two checks, under same cover, one in the sum of fourteen hundred dollars, for purchase of Johnson property and the other in the sum of five hundred dollars to apply on purchase of the manse.

With respect to the part of my telegram in which I asked for a reply at Ketchikan assuring fulfilment of the contract it was my hope that such word might be forthcoming in order that I might certainly promise the seller that his money, at least $2,000 of it, should be ready for him by June first, at which time he needs that sum for an investment he is to make. Not receiving such telegram I agreed to take the property and to complete payment by June first. I am supposing that the money will be forwarded on receipt of my telegram.

With regard to these two transactions I wish to report as follows:-

First, <u>in re the Foss</u> (or manse) <u>property</u>.

I found the building in good condition, being only two years old. It was constructed by the present occupant for a home and was built by himself. There are six rooms, three on first floor and three on second. In addition there are bath room, pantry and closets. There is a basement giving room for wood storage. The furniture, including range, heating stove, Kimball organ, davenport, chairs, etc.,etc.,was in good , usable condition.

The owner had asked $3500 for the property with the thought of paying a commission to a real estate agent. Because I dealt with him directly he let me have the property at $3350. He furnishes the deed and abstract but I will have to pay for recording two instruments. I found need for legal advice and assistance in making this and the Johnson transfer and retained a lawyer whose

fee will be $25. I allowed $3 each for recording the two instruments and this six dollars added to the twenty-five for the lawyer, thirty-one dollars in all, brings the total necessary for this purchase to $3381 as by my telegram.

I found that there is a mortgage for $800 on the property and that one of the insurance policies had been assigned to the holder of the mortgage as additional security. The holder of this mortgage is in Seattle. The lawyer will secure from him the release of the mortgage and assignment of the insurance to the Board, these papers to be sent to the Ketchikan bank to be delivered on payment of the $800 there. The lawyer will also prepare a bill of sale for the furniture in the house and will arrange to have the other two insurance policies transferred to the Board. He will also attend to paying the balance of the purchase price on my order and to the recording of the deed and bill of sale. I am today depositing the $500 sent me to apply on this purchase(or rather I am mailing for deposit)in the Miners and Merchants Bank of Ketchikan, through which bank I shall transact all the Ketchikan business.

The name of the Ketchikan attorney is A.H.Ziegler.

Second, the Johnson building.

Please note the following and advise me as to the will of the Board:

I discovered that the Administrator of this estate had no authority to furnish a deed or in fact to dispose of the real estate without an order from the court. That if such an order were obtained ~~that~~ a sale could only be made after due advertisement and must be a public sale.

One objection to this procedure is the cost which will be considerable. Another is that it is probable that certain interests in the distfict where the building is situated, and which would prefer that a church should not be there, would bid for the property and put the price up higher than the Board would be justified in paying.

The young native man who is the sole heir is willing to sell now.

Under these conditions and with the counsel of Mr. Ziegler we arrived at the following:-

Mr. Bryant, the administrator, will give a quit claim deed now signed by himself and the heir to the estate. (Only a quit claim deed can be given as the property, being Indian property, is segregated from the town patented site)

In addition, Mr. Bryant,as administrator, will contract to deliver another deed when the heir becomes of age, early next year(1920), executed by the young man himself.

If this is acceptable to the Board I will pay the $1400 in hand to the Administrator. In the mean time I am holding the Board 's check for instruction.

In accordance with Mr. Banks' former instructions I have arranged that the Board shall pay a flat monthly rental of $10 per month for the building,without liability for taxes or repairs, until such time as the purchase is completed.

Very sincerely yours,

James A. Condit

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON
JAMES H. CONDIT
STATED CLERK

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
No. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
JAMES H. CONDIT, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

May 27, 1919

Mr. Varian Banks,
156 5th Avenue, N.Y.

Dear Mr. Banks:

Your communication of the 13th inst is before me, in which you enclose a check for $2881.00 to complete payment on the manse, or Carl J. Foss property, at Ketchikan. As previously acknowledged in my letter to Dr. Dixon of May 16. I also have $500 additional to apply on this property as well as your check for $1400 to buy the church property with, but which I am holding here until I receive your reply as to the title offered.

As I have already written I retained an attorney at Ketchikan to guard the Board's interests in the securing of these properties and I can therefore assure you that only clear, clean titles will be accepted. There is a mortgage on the manse property to be lifted before title can pass. When received the Board will have a waranty deed with abstract of title showing but two transfers since the townsite was patented. I may say that the attorney's fee of twenty-five dollars and the estimated cost of recording fees were included in the amount which I asked for and which you have sent. As soon as the business is completed I will forward the deed to this property to your office.

I was surprised to learn from your letter that you had wired me at Ketchikan that the check had been forwarded. I was at Ketchikan until noon of the 14th of May and asked repeatedly at the cable office for any telegram received. According to your letter your wire must have been sent on the 13th. I also left directions to have any message received after my departure forwarded to me here at Juneau but to this date I have had no such message. It strikes me that it would be a good thing for you to require an accounting as to this telegram and a refund of the charges paid. I was very anxious to know that the money would be forthcoming by the first of June at which time the selling party had to have a part of it to meet a maturing obligation.

I am today forwarding your last check of $2881.00 to the Miners and Merchants Bank of Ketchikan to whom I had already sent the $500 and through whom I am doing the business in connection with the two Ketchikan purchases. The deposit is made in the name of the Board of Home Missions of the Presbyterian Church by James H. Condit, General Missionary.

Sincerely yours,

James H. Condit

P.S. The check for $2881.00 was made payable to J.A.Condit.

June 4, 1919.

Re: Ketchikan, Alaska

Rev. James H. Condit, D.D.
Juneau, Alaska

Dear Dr. Condit:-

Yesterday I sent you a wire reading as follows:

"Quitclaim from Bryant Administrator and heir not acceptable . Withhold payment. Continue rental. Letter follows."

Inasmuch as the administrator of the estate, according to your own statement, has no authority from the Court to convey the Johnson building to the Board during the minority of the heir, such quitclaim deed as he would now sign, even should the heir join also, would be of no value and could not be recognized as a legal title to the property.

Then again, a contract of Mr. Bryant to deliver another deed next year is hardly tenable as he has no authority to make such a contract. The matter, if decided before the heir becomes of age, must be referred to the proper court in which event, as you state, it would require the property to be put up for public sale.

The best way would be to continue to pay the rental until next year, with the understanding that the Board will offer the sum of $1400.00 for the property as soon as the administrator and heir can give full legal title. This understanding could be put into writing and accepted by the administrator and the heir to the estate. There is quite a difference between an understanding of this kind and a quitclaim deed executed without authority. This procedure will harmonize with the arrangement you report having been made that a flat rental of $10.00 per month for the building, without liability for taxes and repairs, will be paid until such time as the purchase is completed.

You were correct in assuming that upon receipt of your telegram concerning the Foss (or manse) property, that the balance of the purchase price would be forwarded to you, check for $288d having been promptly sent on to you, which check I trust is now in hand, or will be before you leave Juneau. This check was sent you under date of May 13th.

Very sincerely yours,

VB/K

Assistant Treasurer.

June 14, 1919.

In re Ketchikan, Alaska.

Rev. James H. Condit, D.D.

Juneau, Alaska.

Dear Dr. Condit:-

We will make application to the Board of Church Erection Fund for the total amount advanced by the Board towards the purchase of the Ketchikan Church property and the Manse (Foss) building. To that end I enclose blank forms of application, which I will ask you to fill out so far as is possible, although many of the questions will not apply to this particular case, and return same to me that I may present them to that Board at the earliest possible opportunity.

This was the thought in mind when we advanced the money for the purchase of these two properties.

Please note that a diagram of the two properties is desired drawn according to scale, blanks for which you will find enclosed.

Yours sincerely,

VB/K Assistant Treasurer.

Enclosures.

June 30, 1919.

In re Ketchikan, Alaska.

William E. Carnochan, Esq.
52 William Street
New York, N.Y.

Dear Mr. Carnochan:-

For several years we have been renting a building in Ketchikan, Alaska, in which services have been conducted by our missionary at that place. This building is held in trust by the Administrator of an Estate for a minor who will not become of age until some time in 1920.

Upon the recommendation of Dr. James H. Condit, our general missionary in Alaska, it was decided to buy this building at the agreed upon price of $1,400, and the money was sent with instructions that this amount should be paid only upon receipt of a deed that would convey full title. We have no discovered that the Administrator of this Estate has no authority to furnish a deed, or in fact to dispose of the real estate without an order from the Court, and that if such an order were obtained the sale could only be made at a public sale after due advertising. Dr. Condit reports that there are two objections to this procedure; one, is the cost which would be considerable, and the other is that it is probable certain interests in the district where the building is situated, who would prefer that a church should not be there, would bid for the property and put the price up higher than the Board would be justified in paying.

The native Alaskan who is the sole heir to the Estate is willing to sell now.

Under these conditions Dr. Condit concluded the following arrangement after seeking counsel of the local attorney.

Mr. Bryant, the Administrator, will give a quitclaim deed now, signed by himself and the heir to the Estate; only a quitclaim deed can be given as the property, being Indian property, is segregated from the town patented site. In addition, Mr. Bryant, as Administrator, will contract to deliver another deed when the heir becomes of age early next year, executed by the heir himself.

Upon receipt of this information, after consulting with our Dr. Dixon, I wired Dr. Condit to withhold payment as the proposed arrangement was not acceptable. We hold the opinion that as the Administrator had no authority to convey the real estate his contract would likewise be of no value.

I have given you the foregoing facts as fully as we have them here in order that ye may obtain your judgment as to the desirability of accepting the arrangement as noted above, or to wait until the heir becomes of age and secure a direct title.

Very truly yours,

Nome. Alaska, July 26,1919

Mr. Varian Banks,

156 5th Avenue, New York.

My dear Mr. Banks:

Your letters of June 14 and June 16 were forwarded to me here at Nome where I am now waiting to join Dr. Marquis on the Bear for the Barrow trip. Before my arrival here Dr. Marquis sailed on the Bear for a short trip to St. Lawrence Island and the near Siberian Coast. I had a wire from him this morning stating that he expected to spend tomorrow in Nome. From this I judge that he is now near this place. We will very likely get away for Point Barrow some time next week.

Replying to your letter of June 14th in regard to the Ketchikan property matters, would say,

First, that I cannot fill out the Church Erection Board papers for the purchase of the church or missinn property for the reason that such purchase has not been made and the money advanced to me was returned to you before I left Juneau. I can not give the date of my letter enclosing and returning your check but you doubtless have it on file.

Secondly, I am sending the Rev. Fred Falconer of Ketchikan the papers having to do with the manse purchase with the request that he fill out the same as far as possible and return the same to me at Juneau. I will not be in Juneau before the middle of September, or later, and can not therefore attend to the farther consideration of these papers until my return to my office. I will take the matter up as soon as possible.

Replying to your letter of the 16th of June in regard to the Barrow mission would say that there is nothing at present for me to communicate until after our visit to Barrow.

Sincerely yours,

James H. Condit

JUN 10 1921

THE BOARD OF HOME MISSIONS
OF THE PRESBYTERIAN CHURCH IN THE
UNITED STATES OF AMERICA
156 FIFTH AVENUE
NEW YORK

WILTON MERLE-SMITH, PRESIDENT
JOHN A. MARQUIS, GENERAL SECRETARY
BAXTER P. FULLERTON, SECRETARY
JOHN McDOWELL, SECRETARY
WILLIAM ROBERT KING, SECRETARY
VARIAN BANKS, ASSISTANT TREASURER

S. HALL YOUNG,
SPECIAL REPRESENTATIVE

WRANGELL, ALASKA

June 2nd, 1921

Rev. John Dixon, D. D.,
156-Fifth Avenue,
New York City.

Dear Dr. Dixon;-

I write now in regard to adequate quarters for Rev. F. L. Faulkner at Ketchikan.

Mr. Faulkner has as you know a family of nine including seven fine children, two girls and five boys. I enclose a plan and projection of the house that he is occuping and which was purchased for him by the Board for $3200. You will see the dimensions from the enclosed plan. You will notice that the rooms are all very small and that thereare only six of them for this large family. The house is three-quarters of a mile from the church and from the native town. In order to reach his house, the natives have to walk entirely through the white man's town. When they get to Mr. Faulkner's house, there is no room in which they can sit to have their palavers and to get his counsel except this small living room which is in front. The rank odors of those who come fresh from their fishing and hunting excussions or from their native houses, (that word 'fresh' is hardly applicable in this connection) remains when they leave. Those of us who have seen the natives in their primitive state know how necessary it is to have a consultation room for them other than the room lived in constantly by the family and where the white neighbors can be received.

These two reasons, the distance and the lack of room, have resulted in the almost entire ~~secession~~ cessation of visits from the natives.

This large family is huddled together in this small house. The three ~~little~~ large boys occupy one bed room, sleeping in berths like those of a steamboat. The two smaller boys sleep on the floor in their parents room, while the two daughters occupy the third little bed-room. It is impossible for the family to keep entirely well and comfortable in their present quarters.

Mr. Faulkner has been looking around him and took me with him to examine a number of houses which are possibilities should the Board consent to change the residences. There is one house offered for $6500. situate near the church and offering full accommodations for the family. Another still larger and better is offered for $7000. There are other possibilities, and there remains also the proposition of building a new house on a location convenient to the church.

Mr. Faulkner can sell the present residence for $4200. which could be turned in towards the purchase of a new parsonage.

I would earnestly recommend that the Board direct Mr. Faulkner to get the most favorable terms possible for an adequate and convenient residence and submit the plans and specifications to the Board, and that your Board then take up the matter with the Board of Church Erection and see what can be done for the relief of this faithful man and his interesting family.

I wish to say that the children range in age from 17 to 4 years.

I was immensely pleased with the change in the appearance and condition of the Saxman mission. The church has been entirely reshingled, and the houses of the natives show that Mr. Faulkner has started them up to repair their houses and the board walks about the town, so that the village no longer looks dilapidated as I remember it when I last passed it. It is now one of the neatest villages in the archipelago. He is also keeping up the church in Ketchikan and is doing a splendid work there. I have not yet visited Kasaan, but I understand the same improvement has been made there.

I have sent a copy of this letter to Mr. Bruce and also one to Rev. Condit.

Yours sincerely,

S. Hall Young

JUL 23 1921

Presbyterian Mission

REV. F. R. FALCONER, MISSIONARY
P. O. BOX 215

Ketchikan, Alaska, July 13, 1921

Rev. John Dixon, D.D.
156 Fifth Ave.
New York, N.Y.

Dear Dr. Dixon:-

Please find enclosed my report for quarter ending June 30. Also my Monthly Voucher for this month.

There are several problems which have been forcing themselves upon me, more, and still more as the years slip by. I ask your advice as to their solution.

In October, 1919, the Bureau of Statistics of the Department of Labor after an investigation, fixed upon $2,202 as a minimum wage for a family of five. Can you figure out how a family of nine has been able to exist on a salary of $1,400 during the war, or even $1,600 now? As our children grow older this problem becomes more serious. We are however, solving it every day. The advice I want is in regard to the rapidly approaching day when the children, if they are to be properly educated, must be sent away to school. Is there any possible way by which seven children can be raised and educated on our salary? We have five boys. Can we make missionaries of any of them under the circumstances?

But even all that is not the present, pressing need; that is yet in the future; "sufficient onto the day, etc." The problem of the present hour is how nine people can continue to live, with any degree of health and comfort, in six small rooms, the dimensions of which were sent you in June.

When we came to Ketchikan the house we live in was the only thing to be found and we have occupied it these two years without complaint; but as our boys increase in stature, and the rooms seem to shrink in size, we are coming to realize the necessity of larger quarters if we are to remain at Ketchikan.

I think it unnecessary to go into details in this matter as Dr. Young wrote you last month regarding it. We are anxiously awaiting the decision of the Board that we may know what to look forward to and plan for.

We have had a very enjoyable visit from Dr. Young, both Northbound to Wrangell and again on his way to the West Coast. He left here yesterday A.M., with Mr. and Mrs Story, for Hydaburg. Besides giving us a service at the Mission and putting new life into us generally, the Doctor gave one of his stereopticon lectures on Alaska to a large and appreciative audience in the largest hall in town. The proceeds of the lecture, amounting to $50.00, were applied on the Ketchikan Base Ball Park Fund.

In reading over a copy of Dr. Young's letter to you regarding houses which might be purchased by the Board, I see he has said nothing as to the difference in the two houses mentioned. The "larger and better" one has a concrete foundation and basement under the entire house; also a hot-water furnace and a good laundry. The house is wired for an electric range and has considerable furniture which goes with it. The other house has none of these things. The foundation is of wood; there is no basement nor furnace; It is a double house, one family living upstairs. There is no question as to the larger house being better value for the money.

Sincerely yours,

J. R. Falconer

August 1, 1911.

KETCHIKAN, ALASKA

Rev. F. R. Falconer,
P. O. Box 215 -
Kotzebue, Alaska.

My dear Mr. Falconer:

Your letter to Dr. Dixon, bearing upon the subject of a manse suitable for yourself and family, has been placed in my hands for consideration and reply, as the Board has placed me in charge of all property used by it for missionary purposes.

I regret to say that at the present time we do not have on hand any sum of money which we can apply to this purchase. I would suggest, however, that you fill out the enclosed application to the Board of Church Erection for the amount which is needed. Upon receipt of this I will forward to the Board of Church Erection and do all in my power to press the matter there. I fear we cannot accommodate you this Fall but something may be done by Spring.

An early reply will be of advantage to you as it may enable us to get in on the list of appropriations of the Board of Church Erection made this fall.

We want to serve you but fear we cannot act as quickly as you might hope.

Very sincerely yours

Financial Secretary.

[illegible].

October 4, 1921.

KETCHIKAN, ALASKA

Rev. David G. Wylie, D. D.,
BUILDING.

My dear Dr. Wylie:

Enclosed find application for a grant of $3,000 for the securing of a manse at Ketchikan, Alaska suitable for the missionary at that point.

The present manse consists of a few very small rooms and is not of suitable size to accommodate the missionary and his family. It has therefore been decided to secure another manse which can be purchased for the sum of $7,200. We therefore propose to sell the present manse for $4,200 and buy one of two properties which can be purchased with the above sum.

In view of the above facts the Board of Home Missions at its meeting September 19th authorized the request of a grant in the amount of $3,000 to enable us to secure the manse building at one or two selected points.

In view of those facts it is impossible for me to fill out certain questions upon your blank. I shall be glad however to give you such further information as you may desire.

Very sincerely yours

Financial Secretary.

A.P:M.L.
Enc.

FEB 11 1922

Presbyterian Mission

REV. F. R. FALCONER, MISSIONARY
P. O. BOX 215

Ketchikan, Alaska, January 31, 1922

Rev. S.Hall Young, D.D.
Juneau, Alaska.

Dear Dr. Young:-

We have another house in sight of which I will write you at this time.

The house belongs to B.N.Naslund. It is on Court House Hill, adjoining the Court House and the School building. It is much nearer our work than anything we have yet looked at; a very desireable locality; as good as any in town. It was built for A.P.Larson, the banker. The present owner bought it from Mr. Knox, our former school Supt., who sold it when he left town two years ago. The price is $7500.00.

The lot is 40 by 65 ft., estimated value $1500.00. The house cost $6000.00 to build and an additional $1000.00 was spent on grading the lot, wiring, fixtures, and a furnace.

With the house will be included the following: A dining-room table; a buffet; 6 oak dining-room chairs; 3 rockers; 1 sanitary cot and mattress; One 3/4 brass bedstead with springs and mattress; 2 rugs 9 by 12 ft.; one electric range; 2 electric heaters-small-; one kitchen queen; a small table-2 by 3 ft.; and a white dresser.

Upstairs there are four rooms and a bath. On the first floor there are two nice bed- rooms; a bath; a dining-room, sitting-room, kitchen and a breakfast-room. There is a fine large basement with a laundry in one corner. The building is 32 by 42 ft. Mr. Naslund finds it necessary to send ~~to send~~ his family below on account of the condition of his wife's health who will have to undergo an operation soon.

I think the above states all the necessary details. I have just learned of this and though it is 3 A.M. and I leave for Kasaan in a few hours, I thought I must get this ready so that it will go north on the first boat. I will send a copy to Dr. Dixon. As you understand so well our need of a larger house that we may at least have sufficient room to sleep throughout the night in comfort, I do not think it necessary to urge upon either you or the Board, the necessity of relieving the situation as soon as possible. I would however, urge as prompt action as possible in regard to this house. Mr. Naslund will allow us two weeks in which to get in touch with the Board; after that, if we consider buying, he will require a deposit of $200.00 on an option to buy. As there has been a considerable amount of correspondence with the Board regarding the matter of a larger house for us, so that they must now understand the situation very well, I would suggest that you wire them regarding this opportunity; otherwise it may take a month or six weeks to get returns, and then it may be too late.

Mr. Bromley came in on the Princess Mary. He expects to get off for the West Coast tomorrow night on the Confidence.

With very best wishes, I am,

Sincerely yours,

I enclose a clipping from our city paper showing a cut of the proposed new school building for Ketchikan. The Naslund house is just across the street, near the left side of the cut.

F.R.F.

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
NO. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
REV. S. HALL YOUNG, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

Ketchikan

Feb. 7, 1922.

W. H. Patterson, P.H.D.,Financial Secretary,
156-5th. Ave., New York, N.Y.

Dear Dr. Patterson:

I am sending you a telegram today concerning a house offered to Mr. Falconer. The telegram is as follows:

> "Read Falconer's letter to Dixon, February first. If Board Church Erection will consider buying house, wire him. His present house will bring forty-two hundred. Certainly Falconer needs new house. Present proposition good if Board consents."

As Falconer writes that he has sent Dr. Dixon a copy of his letter, I do not repeat any of it here. $7,500. seems a large price to pay for a house for even such a faithful missionary as Falconer. But if you knew the circumstances there, and how extremely inconvenient and far away from his people his present house is, and how very hard it is to get any property at almost any price in Ketchikan, you would not think him so very impudent in making this request. His seven children are literally piled up in his house at night. I accepted an invitation to spend one night with him when he came down to the boat at two o'clock in the morning and took me home with him, but I would not accept another because of the inconvenience to which I put him. Certainly something must be done for his relief in the near future.

He told me that his present house could be sold for forty-two hundred. That would leave thirty-three hundred to be furnished by the C. E. Board, if you take the house.

I do not feel like urging the matter, although I believe that something ought to be done very soon for Falconer's relief. If a lot should be purchased and a new house built upon it near to Falconer's people, you might get it for a somewhat smaller amount, but I doubt it. The house offered is a bargain as prices go in Ketchikan.

As to the Metlakatla matter mentioned in yours of January 24, I wish to tell you that the papers sent up by Marsden to Mr. Waggoner to be o.k.'d were referred by him to a lawyer, and there were two gra e mistakes in them which necessitated their return to Marsden for correction. First, the papers were signed by only one member of the Metlakatla Board of Trustees, whereas the names of all the trustees should have been on the paper, and in the second place the oath was administered by the Post Master, who had no power to administer an oath. Edward Marsden is, himself, an appointed commissioner, and has the power to administer oaths, as explained to him anew by Judge Reed a short time ago. I presume that during the session of the Court at Ketchikan, these matters will be corrected.

But certainly there should be someone here to audit the account of Metlakatla, and Mr. Waggoner would be the proper one to do this. I do not think that anything should be done to hold up the work, but it must be made legal, and the wishes of the

... Board of Church Erection must be respected. I have written two or three letters to Marsden which he has not answered. Of course he does not intend any disrespect, but that is the Indian of it. An Indian always needs a white man to look over his shoulder and see that he does things right. As matters are at present, it seems as if the money of the Church Erection Board was to be sent direct to the Indian treasurer of the Church, without anybody appointed to audit his account. I do not doubt their honesty and conscientiousness, but only doubt their business accuracy. But above all things I do not wish them to be held up or delayed in their work.

Very cordially yours,

SHY/RMc

COPY.

Ketchikan,
Sept. 14, 1922.

Dear Doctor Young:

Knowing that you have a sympathetic feeling toward us in our over-crowded, cramped condition, I'm taking this opportunity to write and tell you how I feel about it.

It is needless to say that after enduring the inconvenience and discomfort of this house for three years I am thoroughly weary of the strain and feel that it is time we had relief. Fred has written telling you of an offer to buy that looks as if it might be just what we need.

In case however that the sale does not go through this fall, would it not be possible for us to rent a house suitable for our family, and one nearer the mission.

In case of our vacating this house I'm told there would be little difficulty in renting. We ought to get about thirty-five dollars per month and with an additional fifteen we could rent a larger house.

Surely the board could help us to that extent. Please dear Dr. Young come to our rescue and win our everlasting gratitude.

We are so glad to be back in the North land ready to do our best for the Masters kingdom.

My best wishes to your family.

Very sincerely,

(Signed) Emma Falconer.

COPY

PRESBYTERIAN MISSION

Ketchikan,Alaska Sept.14,1922.

Rev. S. Hall Young,D.D.
Juneau,Alaska.

Dear Dr.Young:-

I want to tell you of a house for sale.

It is in a desirable location, has twelve rooms and the enclosed list of furnishings. Besides the twelve rooms there are three bathrooms. complete, the house now being occupied by three small families.

The property has cost the present owner-with furnishings- $9200.00 She was asking$9000.00 for it last Fall. She is now in Seattle, in straightened circumstances, and will sell for $5500.00. The house was built three years ago and is in first class condition, though needing a coat of paint. The only objectional feature is the lack of communication between the first and second stories, which can easily be remedied by the building of a stairway where the original plans called for one but was changed at the last minute. The house is well built and is plastered throughout to the attic.

I have consulted with a carpenter here in town and when he learned the price he said at once: You had better take it; it is a good buy; You can get more than that for it any day." He said that if we were to buy a lot - the one I had in mind is just across the street from this house- it would cost at least $1000.00 to buy it and prepare it for building, and it would take $5000.00 more to put up a building adequate to our needs. I have not yet completed my investigation on that matter, but it is my opinion and also of thers I have consulted with, that the carpenter is about right in his figures.

Others in town say this property is a good buy and there is at least one other party who is anxious to get it. Miss Edmond, who has the selling of it, will give us the first chance. If we dont take it she will buy it herself as an investment, with the idea of either renting it or reselling it.

Would it be possible for you to come to Ketchikan to look into the matter? I am hoping to see Waggoner on his way North and have him pass on it. If anything is to be done it will have to be at once as things will not wait on us.

Inaddition to the purchase price we should ask the Board for a sufficient amount to cover the cost of a stairway and heating plant about $400.00 Mr.Banks told me to include a heating plant in the estimated cost; and to be sure to make the amount sufficient to include everything needed, so that we would nothave to ask later for more money.It might be well, under the circumstances, to ask for a total sum of $6000.00 as some excavating would be necessary in the installation of a furnace. All I can say in conclusion is I hope you will recommend it.

There is this about this deal that I think would appeal to Mr.Banks Our family is so unusally large(he wondered why such a large family was sent here) he thought a house should be built that could be readily adapted to the use of a normal(?) family when we get superannuated, or something else. He seems to have an idea thatour family is somewhat of a white elephant on the Boards hands. This house can easily be converted into a one large-family-house, or at any later time into a two family house, as circumstances may call for

With very best wishes for you and family, I am,

Sincerely yours,

(Signed) F.R. Falconer

COPY. Ketchikan, Alaska.

List of furnishings in the Johnston house.

7 Dining Room Chairs
5 Rockers
1 Writing Desk
1 Library Table
1 Little Book-stand
2 9 x 12 Axminister Rugs
6 Small Rugs
1 9 x 12 Congolium Rug
1 Coal Heater
1 Dining Room Extension Table
2 Breakfast Tables
2 Westinghouse Ranges
2 Beds, Springs and Mattresses
3 Dressers
Window Curtains and Shades
Good Electric Fixtures
Electric Plate With Oven
2 Kitchen Chairs
1 Small Table
1 Springs and Mattress
1 9 x 12 Rug

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON

RECEIVED
OCT 1 1922
TREASURER'S OFFICE

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
NO. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
REV. S. HALL YOUNG, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

Dr Waggoner What if anything can be done in this case SHY

Sept. 20, 1922.

Varian Banks, Treas.,
156 Fifth Ave.,
New York, N.Y.

Dear Mr. Banks;

Iam enclosing letters just received from Rev. F.R.Falconer and wife of Ketchikan which will explain themselves. Mr. Waggoner and Mr. Beck arrived soon after these letters and I immediately called a meeting of our Executive Council with Dr. Bruce, Waggoner, Beck and myself present.

Mr. Waggoner and Mr. Beck had gone with Falconer to inspect the house, and both report that it is an extraordinary bargain. They also consulted several persons in Ketchikan who all urged its purchase. Miss Edmond offers to forego her commission on the house because of her affection for the Falconers and her strong desire to see them comfortably housed.

We all think that the house in which the Falconers are at present should be offered for sale. It will probably bring $3500.

Haste is required if we are to secure this house and, therefore, you would better wire Falconer as soon as you come to a decision.

As there are two electric ranges offered with the house we would recommend that one of these be sent to Rev. David Waggoner, in part consideration for the self sacrificing labor he has expended on the house of the General Missionary.

It is not likely that another such bargain will be offered us soon and Mr. Falconer can easily use the whole of this new house.

We think that $6000 should be granted him in order that an inside stairway may be built.

Please have copies made of the enclosed letters and return the originals to me.

Very respectfully,

S. Hall Young

General Missionary.

Endorsed by
David Waggoner Ch. Presbytery's Building Committee
Geo. G. Bruce Ch Home Missions Committee

COPY

Ketchikan, Alaska,
Oct.16, 1922.

Dear Dr. Young;-

A few minutes after receiving your wire yesterday morning the following came from Mr. Banks: "Secure option on proposed new manse building until twenty first inst there is possibility of securing required amount definite decision will be wired you not later than twentieth inst." Dated Oct.14, 902 P.M.

Miss Edmond, on the strength of that, has called off everything else - buyers and renters - and counts the sale as good as completed. She has even authorized me to send the following to Banks: "If unable to raise entire amount at once agent will take mortgage." I will not send it till the night of the eighteenth as she thinks we ought to let him "scratch" a little longer and maybe he will get it all. This thing has become a sort of a joke around town and she has been called a fool for waiting so long on the Board. "Oh, he'll never get it" one tenant keeps telling her. And another kept after her to know if we had any word yet from the Board, till finally she had to lock the door "to keep the pests out." She has wanted us to have the "hoose" from the beginning and has stuch faithfully to her purpose. Now that we have heard something, after a month of silence, we all feel better anyway. She thinks there will be no trouble selling this house. We will take that up as soon as the other matter is settled.

Sincerely yours,

(Signed) F.R.Falconer.

October 18th, 1922.

Re: Ketchikan, Alaska, Manse

Rev. S. Hall Young, D.D.,
Juneau, Alaska

Dear Dr. Young:

I enclose carbon copy of letter which I am writing to Mr. Falconer today. It speaks for itself. I have taken copies of the letters you enclosed one from Mrs. Falconer and one from Mr. Falconer, and now return the originals to you herewith.

I want to emphasize the necessity for using the best judgment in the purchase of property. Were it not for the fact that I have a good deal of sympathy for Mr. Falconer and want to do everything in my power to relieve the awful conditions in which he lives in the present manse I would condemn the proposition submitted without hesitation. The buying of a house with twelve rooms and three baths, even though it may be used to advantage by Mr. Falconer and his family, is a proposition that should not have been submitted, it seems to me. It is almost a hotel. What are we going to do with it when the Falconers are through with it as we cannot expect him to remain in Kake for many years?

I regret indeed that you have felt it necessary to send two expensive telegrams regarding this matter. You should have known that we were doing all that could be done here and that telegraphic appeals cannot produce water from a dry well. The Board cannot and will not consider any building matter this year. We have first got to pay our enormous debt and to see that our current years expenditures are met from the current years income. In the light of your full knowledge of the financial situation confronting the Board I was a bit surprized, my dear Doctor, to get your telegraphic dispatch repugning this purchase. I hope you will refuse, during the remainder of this year, to forward any more recommendations concerning building matters.

We are unable to borrow a single dollar, having reached our limit and with the necessity of meeting the salaries of the men on the field from such income as we are receiving from day to day, breaks the force of appeals made for purchase of any property, so that the Board is unable to do more than secure such funds as it is able to obtain from the Church Erection Board, which Board is our only resource. To say that Mr. Falconer should not be required to live under present conditions is stating a humane truth, but it must be recalled that he accepted the present manse and recommended it to the Board for purchase with his eyes open. Therefore, it is not the same as though we had forced him to take up such limited accommodations. We must look all the facts in the face and weigh opportunity a little more carefully, I think. I am frankly writing you in the most kindly spirit in order that we may both understand each other even better than before. We must make haste slowly.

Sincerely yours,

VB MG (enc) Treasurer

P.S. - Has full consideration been given to the question as to the cost for heating this immense house which you and Mr. Falconer now recommend to be purchased. It is, of course, a matter that he should consider as the heating of the house is an expense he must meet. We do not want plans submitted later for an additional grant because of the possible excessive cost of heating this house. I seem to have an impression that Mr. Falconer has gone into this matter a little hurriedly because of the natural desire of himself and wife to get away from the present intolerable conditions. It is unfortunate indeed that this situation was not brought to the attention of the Board sometime ago and it is even more unfortunate that Mr. Falconer and Dr. Condit together should have determined to accept a building of this kind even though, as Mr. Falconer stated to me in person, it was the only building that could be purchased at the time of his removal. It would have been far better if the property situation at Ketchikan had been looked into more thoroughly before deciding to remove Falconer from Kluckwan. Of course, this sort of reasoning is very easy to indulge in now, yet we are now reaping the result of a want of proper discretion.

October 18th, 1922.

Re: Ketchikan, Alaska, Manse

Rev. F. R. Falconer,
Ketchikan, Alaska

Dear Mr. Falconer:

When conferring with the brethren in Alaska and with you in person at Seattle, it was impossible to make any definite provision to relieve the situation under which you live in the small house you now occupy. The only thing that I could say was as stated then - that preliminary estimate be submitted for the cost of the lot and the erection of a building that would meet your needs and upon receipt of such data I would take the matter up with our Board of Church Erection in the hope that something could be done at an early date to help you. It was, therefore, with a good deal of surprise that I received the proposition for the purchase of the house reported as for sale, consisting of twelve rooms and three bath rooms, including some furnishings.

To you on the field, an item involving an expenditure of approximately $8000. seems a pretty small one for a Board of this size to negotiate and to provide for, although I thought that I had made it perfectly clear to all concerned that there was no immediate prospect of securing funds for the erection of new buildings. I took this matter up before our Executive Council and was instructed to make as strong a presentation to the Board of Church Erection in this matter as I could, which I did. No officer of that Board has discretionary authority in the matter of promising grants and, therefore, nothing could be done, or can be done in a definite way until the next regular meeting of that Board which will be held on the 19th inst. It was only last Saturday that I was able to secure a sufficient amount of encouragement from Dr. Sylie, the Secretary of the Church Erection Board, to feel that there was some prospect of securing the required amount through a loan from that Board, with the understanding that the proceeds from the sale of the present manse will be applied towards that loan, and the further understanding that such amount as we will be unable to take up in this way would be granted by that Board, in addition to its former grant made on the present building. I am, therefore, hoping that favorable action will be taken on our application for a loan of $8,000. to permit of the purchase of the property which you have selected, which amount will provide for some necessary repairs and changes. I will wire you promptly, not later than Friday.

I have a second telegram from Dr. Young stating that Miss Edmond cannot wait longer for answer than last Monday night. I, therefore, hope that my telegram to you of the previous Saturday was received in time to secure the additional period for option.

I am taking this action solely for the purpose of doing all that I can to relieve you from an impossible situation and not because I am impressed with the opportunity to make a good deal. On the one hand the building is touted

as having greater value than the price for which it is offered to us and yet it has remained unsold for a considerable period of time. It has been my experience that when our people on the field desire a piece of property it becomes an unusually valuable piece of property which is presented as one of the arguments for purchasing, and yet we find that it is a mighty easy thing to buy but quite another proposition to sell. Under ordinary conditions I would not approve of the purchase of the proposed building and even now do not feel that we are making a very commendable purchase so far as I can see the situation. If the Board of Church Erection will not grant the difference between the sale price of the present manse and the total cost of the new one, then there will be only one alternative left, viz: to look around elsewhere and find out what can be done in the way of exchange of property in case one cannot be bought for a less sum than the amount now involved.

I will write you not later than Friday the 20th inst. following the telegram I am permitted to send.

Sincerely yours,

VB MG Treasurer

October 19th, 1922.

Re: Ketchikan, Alaska

Rev. F. R. Falconer,
Ketchikan, Alaska

Dear Mr. Falconer:

Since dictating the enclosed letter your telegram reading as follows has been received:

"If unable raise entire amount now agent will take mortgage."

This, of course, is a very kind offer on the part of the owner but it does not relieve the situation. We could not purchase this property and agree to give a mortgage until the Board has first authorized such a procedure and I am very sure that our Board would never consent to buying a property the cost of which is to be paid for in part by a bond and mortgage. We would have to meet this amount eventually so that the situation would result in the same condition a little later as they now present themselves.

I think I have made it clear that this Board cannot provide a single dollar for buildings.

Upon receipt of my telegram which I hope to forward not later than tomorrow, in the event that it is favorable, I hope you will at once proceed to put the present manse on the market for sale with the understanding that it must be sold for cash as we must give the total proceeds from this sale to the Board of Church Erection in part payment of their loan in the event that they consent to make this loan. It is our hope that the Church Erection Board will grant the difference between the amount of the loan and the sum which we will receive from the sale of this manse.

Sincerely yours,

VB MG [illegible] Treasurer

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

TERRITORY OF ALASKA
REV. S. HALL YOUNG, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

Juneau, Alaska,
October 21, 1922.

Varian Banks, Treasurer,
156 Fifth Ave.,
New York.

Dear Mr. Banks:—

I do not need to repeat the telegrams I have sent you concerning Falconer's house. To-day I gotthis wire from him. "Banks's final offer $2200 and presnt manse unacceptable. What shall we do? Awaiting reply to-day." (Signed F. R. Falconer)
I have sent him the following night letter. "Ithink Bank's offer best Board can do under financial conditions. Can't you find purchaser for present manse and me et Miss Edmond's damands? Can't you get help from friends to bridge over difficulty? This is the only offer from the Board available anywhere for Alaska buildings. Letter follows."

I have also written Mr. Falconer in which I quoted the last paragraphs of you letter of Oct. 9th. I advised him to make every effort to find a purchaser for the house or to get friends at Kethikan to advance him the small amount necessary to secure the house from Miss Edmonds. I say "I would advise making every effort before letting such a baragin go. It is useless to ask the Board for any more under the circumstances. We have already strained the strands of their patience in this matter. Banks has done all he could and I think that he feels that he has overstepped the bounds a little in what he is trying to get for Alaska."

Now I think, Mr. Banks, that the Board has dealt very generously with Mr Falconer. If he cannot get the house with your generous offer you cannot be asked to do anything more this winter. I am distressed with you in the financial condition of the Board. I hope and pray that the present drive will bring great fruits.

I am enclosing a copy of the letter which, at your instance, I have sent to all the missionaries. I still have attacks of vertigo and have to steady myself when I walk by the use of a cane. But I am getting better and hope to be fully well in a few days.

You may be sure that in Alaska that we will keep carefully within the bounds of the budget in all our requisitions.

We are pregressing but slowly in the Haines matter. There has been opposition on the part of the Fairfield administrator and heirs, but we hope to have the ground clear of those buildings very soon.

With warm regards I am
Ever yours,

S Hall Young

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON
JAMES H. CONDIT
STATED CLERK

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
No. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
JAMES H. CONDIT, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

October 22,1919

Mr. Varian Banks,

156 5th Avenue, New York.

Dear Mr. Banks:

Upon my return to my desk I find the following papers connected with the recently purchased manse at Ketchikan:

(1) Policy of New Zealand Insurance Co., No.192419, $1,000, 3 years from March 22,1919, to secure John P.Munson mortgage, on manse only, duly assigned to Board of Home Missions.
(2) Policy of Insurance Company of North America, No. 20046, $500, 3 years from April 1,1917, on manse only, assigned to Board of Home Missions.
(3) Policy of The Yorkshire Insurance Co., No. 286115, $1,000, 3 years from March 1,1917, on manse only, assigned to Board.
(4) Bill of sale of certain furniture transferred with the building to the Board of Home Missions, to wit, one cabinet organ, two rockers, one heater, a number of chairs, six tables, three matresses, one cook stove, four bed steads, one dresser, one davenportm Linoleum in four rooms, one kitchen range, one rug, two cupboards, made to Board of Home Missions by Carl J. Foss and duly recorded.
(5) Copy of Deed (Waranty) transfer from Carl J. Foss to Board.

In a letter from Mr. A.H.Ziegler, who acted as attorney in the above transfer, and under date July 11,1919, he states that the original deed had been sent and also the abstract to the prpperty.

Mrs. Condit tells me that she forwarded these two papers to your office and also thinks that there were some other papers sent to you at that time. She did not keep a copy of her letter accompanying. I find no acknowledgement of receipt of these documents. If received will you kindly give me a list of papers received by you with date of reception, so that I may place the same in my file to complete the record.

In this connection I wish to raise the question of the proper disposition of papers having to do with the Board's real estate in Alaska. I have in my files a number of such papers. They are kept in my ordinary letter file as I have no safe or vault. I keep my private papers in a safety deposit box which I rent. Shall I rent a similar box for the Board's papers in my possession or shall I forward all such to you for safe keeping. I am inclined to the latter course. Also, I presume that this wouldapply simply to property transactions having to do with titles, insurance, personal property, etc., and not to such leases as pertain to Haines, or would it be advisable to file with you all originals having to do with the Board's real estate in any manner? My course under such an understanding would be to keep a record of such papers, with copies when obtainable.

Sincerely, James H. Condit

Ketchikan, Alaska

Oct. [illegible], [illegible]

Dear Mr. Banks:-

Just a line to go out on the boat tonight.

The agent could not consider the proposition you made in your wire of the 21st. The mortgage referred to in my wire to you was to [illegible] on the house she was offering for sale.

As Mr. Young expects to be here sometime next month we will then look into the matter of securing a lot on which to build.

After our long deferred hope your final decision as to [illegible] a great disappointment to us all.

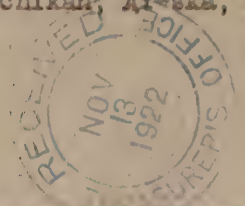
With love and best wishes from all of us, I am,

Sincerely yours,

J. R. Falconer

COPY

Ketchikan, Alaska, Oct. 24, 1922.



Rev. S. Hall Young, D.D.,
Juneau, Alaska.

Dear Dr. Young:-

After our long and anxious wait the weight is now off our minds and we can now start all over again. Last night I wrote Mr. Banks as follows: "The agent would not consider the proposition made in your wire of the 21st. The mortgage referred to in my wire to you was to have been on the house she was offering for sale. As Dr. Young expects to be here sometime next month we will then look into the matter of securing a lot on which to build. After our long deferred hope your final decision as to terms was a great disappointment to all of us." Well the deal is off anyway and I know this much the Board will never have another opportunity like it in Ketchikan. And in proof of my sincerity in the last statement, I will tell you that we have staked our all in the deal ourselves. In shear desperation over the situation as it exists in our present quarters,- we have Jack sleeping on my study floor against the outside door where he gets the full force of these raw Southeasters; and other conditions of which you know - we have taken the money we have been saving the past fifteen years for the education of our children and have applied it on the purchase of the house, saddling ourselves with a mortgage for the balance. And now we are all going to get in and dig till it is paid up. It is the only thing we could do under the circumstances as it was out of the question to expect the Board to provide relief for us this winter when they failed in their efforts to raise the funds for this. When they build for us next summer we can then, possibly, dispose of our place and thus relieve ourselves of the burden.

As th the present manse property. What shall we do with it? In your letter to Mr. Banks, Sept.20, you say: "We all think that the house in which the Falconers are at present should be offered for sale." Will you authorize me to sell at once, or rent until a sale can be made? In your letter to me, Sept.20, you say: "But if by any mischance this deal should fall through I will back you up in renting a larger house nearer your work." Now is the time we need your backing, Doctor. We know we have your sympathy in this matter. Will you back us up now in an effort to get the Board to allow us $45.00 a month rent on our new house? If we were renting from Miss Edmond of course we could not possibly get it for that amount, but if the Board will allow us that it will be perfectly satisfactory to us, and it will be paid to Miss Edmond anyway, not as rent but to be applied on the mortgage. I might add that the house has been bringing in $85.00 a month up to the time of sale.

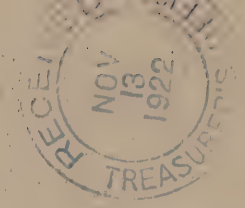
I will have to bring this to a close now as the Northwestern is due in any minute. By the way, your cable came Sunday morning but had no effect on Miss Edmond so far as the deal with the Board was concerned. I expect the Watson brought letter from you which I will get when I go to town.

With best love and wishes from all of us, I am,

Sincerely yours,

(Signed) F.R.Falconer.

COPY



Dear Doctor:-

Your good long letter of the 21st received this evening. You certainly did all you could to move the Board to action. I am sorry our efforts failed, but I have a pretty good "hunch" that everything will come out all right in the end; I am sure it will if the Board will help us out with the rent part of the proposition, in which we are glad to know we have your support.

While we are exceedingly sorry to know of the financial straights in which the Board finds itself, it is, in a way, a relief to our disturbed peace of mind to know that our long five weeks wait was not caused through lack of interest on the part of the Board. Mr. Banks certainly did everything he possibly could to move things, but if you can't raise the money, you can't, and that is all there is to it. I am glad some of you people have your heating plants for this winter anyway, and here's hoping that Mr. Banks will get all that he has set his heart on getting for Alaska. We have a good friend in him all right. I did not tell him when I wrote him last night that I had bought the house myself. I was afraid to tell him! I hope if he finds out about it he will not think we Alaska missionaries are getting too much salary?

Well good-bye Doctor; come and see us when you come to town. We are looking forward to your coming next month.

With lots of love from all your "dear children and grand children."

(Signed) F.R.Falconer

COPY

Ketchikan, Alaska. Oct.30,1922.

RECEIVED NOV 13 1922 OFFICE OF SUPT. REPTS

Rev. S. Hall Young, D. D.,
Juneau, Alaska.

Dear Dr. Young;-

The Spokane goes north in the morning and there will be no mail from the North till Nov.7. We are hoping to be in our new home about that time and we are still wondering what you will want us to do with the place. In your letter to Mr. Banks, Sept.20, you say: "We all think that the house in which the Falconers are at present should be offered for sale. It will probably bring $3500." It hardly seems sufficient for me to act on, as I have not been authorized to sell. And then there is no lee-way given. There is a prospective buyer now who might take it at $3250 or possibly $3300. Considering the drop in real estate values in the past year and a half, and the fact that the furnishings bought with it need not be sold with it, I think if we get what we paid for it- $3.50 - we will be doing well. Of course, we excavated the basement, which was a big improvment. Please let me know what to do. I th think you had better send me a wire. Miss Edmond is on the outlook for a buyer.

And by the way. In view of the fact that the Board asked for an option on the Miss Edmond house, as per Mr. Banks wire of Oct.14, telling me to"secure option", and that she lost about a months rent on account of the Board's delay in coming to a decision on the question of buying her house, I would urge that you make it right with her. All she asks is $40.00, which she should not be obliged to lose, in as much as her terms to the Board were very liberal. She could have sold the place to another party for $5500 without having to turn her hand. If you want quick action in selling this house please wire me and give Miss Edmond the job. × × × ×

With warm regards and love from us all I am

Sincerely yours,

(Signed) F.R.Fakconer.

Ketchikan, Alaska. Oct.31,1922.

Dear Dr. Young;-

The enclosed letter from Mr. Banks came today. Poor Banks has his hands full and has plenty of troubles of his own. I hope he will not think me a fool for taking advantage of the opportunity to buy this "unusually valuable piece of property". I hope he will not object to helping us out a little on the rent. If he does it will make our row a little more difficult to hoe. We will come out all right in the end just the same; and if we get tired of the job we can sell the place any day for more than we paid for it; we will not have to "tout" it either. Please return the enclosed letter to me.

Things are moving along nicely with us. Jean got a position in the Post Office today, which pleases her very much. It will not be steady for the present but wil be more or less so during the rush season and has the promise of something permanent at the first opening. × × × ×

With love and best wishes from all your children and grandchildren I am

Sincerely yours,

(Signed) F.R.Falconer.

November 1st, 1922.

Re: Ketchikan, Alaska

Rev. F. R. Falconer,
Ketchikan, Alaska

Dear Mr. Falconer:

This will acknowledge your letter of the 23rd ult. in which you advise that the agent having control of the property concerning which we have had more or less correspondence, would not consider the final offer made as per my recent telegram. I, of course, understood that the mortgage referred to in your wire was in connection with the house which was offered for sale, but the privilege of paying for the new house partly by mortgage does not relieve the situation in any way inasmuch as we would have to meet the mortgage eventually, so that the proposition, when you come right down to it, meant that the Board of HomeMissions would have to, in some way, provide $5,700.

I had two special interviews with Dr. Wylie concerning this matter and he secured from his Board favorable action upon the proposition that the Board of Church Erection loan this Board the sum of $6,000, which sum should be repaid from the proceeds from the sale of the old manse, approximately $3,500., and that the remaining approximate sum of $2,500 should be repaid by this Board in ten annual instalments of $250. each. This condition, however, was prohibitive inasmuch as this Board could not enter into any contract by which we would obligate ourselves to pay annual amounts of this kind on a building when it could beforeseen that in all probability our budget for next year, at least, would not permit any buildings being provided for.

I knew the situation which confronted you and did my best to secure action not only by our Board, but by the Board of Church Erection as well, and the best that could be done was the authority of our Board to make the application for the loan upon condition that the amount required over and above the sum realized from the sale of the present manse would be granted by the Board of Church Erection outright. This would have involved no provision being made from the Home Board's funds.

I can readily understand your disappointment which I greatly deplore, and were it at all possible to have sent a different answer I should have been much happier.

From the attitude of this Board and of the Church Erection Board I am quite satisfied that in order to provide for a more suitable building for your use we will have to, in some way, contract for the sale of the present manse so as to have the purchase price immediately available towards the cost of a new building. It is possible that the Church Erection Board will, a little later when another definite proposition is submitted, agree to change their former action by making an additional grant for the difference between the cost of a new property and the proceeds from the sale of the old manse.

I have been awaiting word from you in response to my last telegram in order to give you these facts, hoping that Miss Edwins could see her way clear to make a change of properties on the terms submitted. I am very sorry indeed that this could not be done.

A tentative proposition has been submitted on behalf of Rev. George J. Beck of Hoonah looking towards the new manse building there. Where the money is coming from we are just as much at sea as in the case of your proposition. Mr. Beck, however, has furnished us with a little sketch of a proposed building for his use which he thought would be practically what you would need in Ketchikan. I enclose a copy of the facade of the building and plans of the first and second floors. It might be well for you to look these over and give me what in your judgment will be absolutely required to make you and your family comfortable. It would seem to me that four bedrooms would meet all requirements. I would like to have in hand all the preliminary information that is necessary to an intelligent understanding of any proposition that you may submit and therefore, from the enclosed rough sketch you may be able to secure a dependable estimate as to the cost of erecting a building of the kind now suggested.

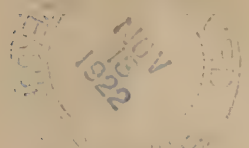
Sincerely yours,

VB MG [redacted] Treasurer

Encs.

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON



HEADQUARTERS
NO. 156 FIFTH AVENUE
NEW YORK

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

TERRITORY OF ALASKA
REV. S. HALL YOUNG, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

Nov,2,1922.

Varian Banks, Treas.,
156 Fifth Ave.,
New York, N.Y.

Dear Mr. Banks;-

Yours of Oct. 18th, enclosing letters of the same date which you had written to Mr. Falconer has just arrived. I am enclosing with this letters received from Falconer under dates of Oct.16th and Oct. 24th and also one just received dated Oct. 30th.

The contents of these letters from Falconer were as great a surprise to me as, doubtless, they have been to you.

I can only say that Falconer's action in buying the big house at Ketchikan as a speculation shows his great faith in its being a "good buy". He has simply staked his all and mortgaged the future on the strength of his faith in his being able to sell the house for as much, or more, as he is paying for it.

A word in explanation of his having money enough on hand to warrent him in taking the risk. He is a very canny Scotchman and has a canny wife and his children have inherited the thrift and industry of their parents . While at Ketchikan they raised all of their own vegetables, caught their own fish and picked berries for their winters supply of fruit and also sold quantities of these berries. At Ketchikan the girls have been taking care of babies, doing stenography work and helping the ladies of the town for small sums which went into the family treasurer. The boys have sold news papers and have done other small jobs.

For the last three or four years Falconer has kept a cow and now he has bought another one and the boys are taking care of these cows and selling the milk. All the money earned by these children, as well as what their father has been able to lay by from his meager salary, has gone into a fund which he has put at interest to educate the children. The Falconers deserve great credit for their heroic struggle.

Now as to what is to be done with the present manse: In view of your censure of me and of Bruce and Waggoner for urging the purchase of this house and for sending telegrams I hesitate about making any recommendations in this matter. I am writing Falconer that he is not to make any move about renting or selling the manse without my sahction and that of the Board and that I must hear from you before advising him. While I do not think I deserved your censure I am not willing to incur another. However, I think that the house should at least be rented, and that Falconer should be allowed a sum not exceeding the amount received for the rent of the manse. I would not be in a hurry about selling the manse as I believe that prices will be better throughout the Archipelago in the spring than they are now. If you are of the same opinion write or wire me, and we will take measures to rent the house. As to the $40.00 which Miss Edmond asks for holding the option on the big house, you must exercise your own judgement. I shall simply act as your agent.

Of course, the Falconers do not expect to live permanently in this big house but to sell it as soon as the Board provides them with a manse. When they sell they will payoff the mortgage which Miss Edmond holds and replace the money they have taken from their "education fund". Next spring we should take measures to build a manse of at least six or seven rooms at Ketchikan, using the money received from the sale of our

present property and as much more as may be necessary. I shall carefully canvas the matter when I go to Ketchikan and we will try to study both utility and economy in building the new manse. Mr. Bruce informs me that he was opposed to sending the Falconers to Ketchikan until an adequate house could be provided for them but he was over-ruled by Dr. Condit.

I am glad that in the cramped condition of the Board you will not be called upon for any further outlay for Ketchikan this winter.

Very cordially yours,

L. Hall Young

November 3rd, 1922.

Re: Ketchikan, Alaska

Rev. S. Hall Young, DD.,
Juneau, Alaska

Dear Dr. Young:

This will acknowledge your letter of the 31st ult. concerning the Ketchikan situation and your correspondence with Mr. Falconer.

I am very glad that you made it plain to him that the Board has done all that it could. I now enclose a copy of a letter which I have just sent to Mr. Falconer which will give you a short report of what we tried to do but were unable to accomplish.

There is this to be said about purchasing property. We find that our men very often are quite enthusiastic over the purchase of desired parcels and expatiate upon the worth, and how cheap it is, but when we go to sell our own property we find it is an entirely different proposition. I, therefore, sent my telegram to Falconer containing the final offer for a two-fold purpose, first; because it was the best that could be done, and second; because I wanted to test out the actual value and the readiness of sale of our present manse building. Mr. Falconer, when I met him in Seattle, told me that he thought he could get $3,500. without any trouble for the present manse. It was in my mind that if Miss Edmonds, the agent, concurred with that estimate she would not hesitate to accept the present manse in part payment of the new building. It, therefore, seems to me that we cannot be quite so sure as to the present manse being readily salable. I have taken up this latter thought with Mr. Falconer, as you will notice, because I know the good man feels badly enough because of his disappointment. I sincerely wish that I could help Mr. Falconer out of his present situation.

It is too bad that this matter was not brought to our attention a year ago when we had a little money from the New Era Building Fund which fund has now been fully exhausted.

I learn through a letter from Dr. Bruce received the other day that you had improved greatly since your recent attack of stomach trouble and I hope that your expectation to get better every day is being realized.

I can imagine that rapid progress cannot be made in the matter of the Haines property and the Fairfield lessees and with you I hope that they will soon be ousted so as to clear our property of the buildings and their unsavory presence.

Very sincerely yours,

Treasurer

VB MG
Enc.

Ketchikan

November 8, 1919.

Rev. James H. Condit, D.D.
Juneau, Alaska

Dear Dr. Condit:-

This will acknowledge your letter of the 22nd ult. concerning the papers which you have in hand in connection with the Ketchikan manse recently purchased. I agree with you in your conclusions that it would be better to forward all such papers to this office for safe keeping. Not only would it save the expense of hiring a special box at the safe deposit vault, but it would give us at any time all the data that can possibly be required regarding the conditions of any of our properties. We are supposed to have on file here in our office safe, which has been arranged for that purpose, full record, including title papers, in connection with all properties owned by the Board.

You are correct in your understanding that the original deed and abstract to the above property has been sent to this office; it was received in a letter written by your good wife under date of July 21st.

Regarding the leases to portions of the property at Haines, I think it would be advisable to file all the originals here and retain the duplicates, if you wish, for your own record. I doubt if it is necessary to have full copies of each lease made inasmuch as the form is always the same, and, therefore, only the data connected with each piece of land leased, insofar as it is in any way different from our regular form, can be recorded and thus save much clerical work.

Yours sincerely,

VB/K

Assistant Treasurer.

November 13, 1919.

Re: Ketchikan, Alaska, Manse.

Rev. David G. Wylie, D.D.
Board of Church Erection Fund
Building.

Dear Dr. Wylie:-

Enclosed you will find application for a grant from the Manse Fund of your Board of $3381, the cost of the above building which the Board purchased, together with certificate of the President of the Alaska Investment Company, and of the original builder of this manse building and diagram of lot conveyed. The title to this property is vested in this Board.

We had an unusual opportunity to purchase a suitable building for the use of our missionary, Rev. F.R. Falconer, and thereby effected a large saving over the amount a like building would cost if erected in these high-priced times.

Yours very sincerely,

VB/K Assistant Treasurer.

Enclosures.

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON
JAMES H. CONDIT
STATED CLERK

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
No. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
JAMES H. CONDIT, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

November 20,1919

M r. Varian Banks,
156 5th Avenue, N.Y.

Dear Mr. Banks:

I have just received the enclosed bill for $100, rent of the Johnson building at Ketchikan up to the time when the transfer can be made, viz. January 14,1920. I assume that you will remit directly to Mr. Bryant as in the past.

You will remember that under the new rental contract with Mr. Bryant the Board was to be released from any responsibility for further repairs or for taxes. In lieu of the old rental of $75 per year with the foregoing liabilities was substituted the $10 per month rate without liabilities.

As I have recently written you the heir comes of age early in January and I am in hopes that the purchase money of $1400 with additional $25 for attorney fee and other transfer costs may be in my hands so that I can secure the deed at the time the owner is legally qualified to issue the same.

Sincerely yours,

James H. Condit

November 29th, 1922.

Re: Ketchikan, Alaska

Rev. George G. Bruce, D.D.,
Juneau, Alaska

Dear Dr. Bruce:

I do not know whether Dr. Young has kept you in touch with the property situation at Ketchikan, with more particular reference to the recent attempt to purchase a much larger building for Mr. Falconer's use but if not you can get the data from him as he has all the correspondence on file.

The subject of this letter is the request submitted by Mr. Falconer that in view of his having purchased the proposed building at his own responsibility, in view of his need for larger quarters for his family, the Board allow him $45. per month rent on the new house. In other words, that he be made this allowance in addition to his salary. If your Committee approves of this and can find its way clear to get this amount out of any salvage which you can foresee it is a matter that lies entirely in your hands.

When I was in Seattle Mr. Falconer assured me that he thought the manse building which he then occupied could readily be sold for $5,500, as yet I see no prospects of sale, and certainly under the present financial condition of the Board we cannot own two manse buildings for one family.

The stress upon Mr. Falconer is such that he made up his mind to take the bull by the horns and personally purchase the property which the Board could not secure because of our inability to obtain from the Board of Church Erection the required amount. This matter should have been referred to you previously by this office. Possibly you have talked with Dr. Young concerning it and have reached a conclusion.

Sincerely yours,

VB MG Treasurer

December 1st, 1922.

Rev. S. Hall Young, D.D.,
Juneau, Alaska.

Dear Dr. Young: Re: Ketchikan, Alaska

In yours of the 18th inst. you stated in reply to a recent letter in which I deplored the fact that our attention had not been called to the Ketchikan manse matter when we had a little money from the New Era Building Fund, that this need has been in our files for more than a year. You have probably struck the right explanation that these letters went to Dr. Patterson, but unfortunately as the events have proven the Ketchikan need was not submitted or considered by the Executive Council. I wish that some one from the Board could have known then this situation as I know it now. My visit to Alaska was a year or two late insofar as this particular case is concerned.

I have referred to Dr. Bruce the request of Mr. Falconer that he be allowed the sum of $45 per month for manse rent stating that this is a matter that is in the hands of the Presbytery's Committee and can be taken care of if they approve from the budget if there is sufficient salvage. It is a rather unique and unusual proposition which Mr. Falconer submits. The Board furnished, him what we supposed and were informed at that time, a desirable building to purchase for his use and now he has purchased another building and asks us practically to help him pay for his new venture. It seems to me that the better way for Mr. Falconer to do is to secure a purchaser for the old building. I was not at all surprised over the unwillingness of the Board of Church Erection to make an additional grant on a building to be purchased in view of their having furnished the amount with which the former building was obtained. When I was in Seattle Mr. Falconer assured me very readily that he thought there would be no difficulty whatever in selling the manse he then occupied for, at least, $3,500 and while I did not attribute to Mr. Falconer anything else than the tremendous desire to do the right thing, and that his statement honestly expressed his best judgment, yet I find when one has an objective in view in the matter of the exchange of properties one's present holdings always appear more valuable at that time than at any other. The fact remains that the old manse has not been sold. It would have strengthened Mr. Falconer's position greatly if it could have been sold before this. However, Mr. Falconer has taken up this matter as a personal venture and will naturally have to lie in the bed which he has made. It is for the Home Mission Committee of Alaska Presbytery to decide how far they can go towards applying missionary money towards the enhancement of this personal investment. I wish you would talk this matter over thoroughly with the Committee.

I am glad to learn that you are still improving and hope your hearing has only been temporarily affected.

Sincerely yours,

VB MG Treasurer

December 4, 1919.

Rev. James H. Condit, D.D.
Juneau, Alaska

Dear Dr. Condit:-

You will find enclosed check covering your traveling expenses for October and November, $46.55, as per vouchers received. This restores to you in full the $100 which you, as we understand it, are to keep as a permanent advance. We will deduct from your next salary check the $65.80 which you have in hand as the unexpended part of the $600 advanced to you for the Point Barrow trip. You are therefore justified in transferring this amount to your personal bank account.

As to your suggestion that an emergency fund be provided for in the next year's budget from which unforeseen emergencies can be provided for, this has received the tentative approval of the Executive Council. I can appreciate that necessity for repairs on this or that building cannot be foreseen as the elements at times make unexpected inroads which very often have to be promptly attended to. Also, in addition to the money needed for such repairs, provision should be made in the budget for insurance premiums.

We are charging to the Alaskan budget this year insurance premiums which we have paid on policies renewed on the various buildings owned by the Board in Alaska in view of the fact that our budget this year made no provision for general insurance; it was deemed wise to have all the insurance premiums charged to the mission within the bounds of which the buildings were erected. This procedure has the additional advantage of enabling the Board to know the exact cost of conducting any one mission.

You will be glad to know that our receipts from living sources up to the 1st inst. are $103,000 in excess of the same period last year. This is undoubtedly due to the impetus enjoyed as the result of the New Era Movement. There is, however, an uncertain quantity to be considered, viz: how much of this increase represents advanced remittanced by the various church treasurers in view of the strong recommendation made by the New Era Committee that contributions be forwarded not less often than quarterly. It is our hope, however, that this increase is due to the large response on the part of the people and that our income this year will show a pro rata increase for the remaining four months. It will be a great joy to the Board and its Executive Council if our income this year will be so largely increased as to permit of a warranted and substantial increase in the budget for next year on the basis of the present year's income.

You will find enclosed check for $1400 the amount available for the purchase of the Ketchikan Church building, and also a check for $25.00 to provide for any expenses which you will need to incur in connection with the closing of this purchase. I assume that the attorney whom you engaged will exercise the proper amount of care in preparing the right kind of deed which

will convey full and clear title to this Board. The deed, of course, should be recorded before sending it on to this office.

Very sincerely yours,

VB/K

Assistant Treasurer.

Presbyterian Mission

REV. F. R. FALCONER, MISSIONARY
P. O. BOX 215

Ketchikan, Alaska, Dec. I, [illegible]

[illegible]

[illegible] I did not send in my [illegible]
[illegible] I enclose it with this [illegible]

[illegible] comfortably settled in our new [illegible]
[illegible]

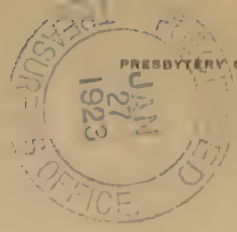
[illegible] consulted- that the Spring would [illegible]
[illegible]

[illegible] local carpenter has estimated [illegible] 00.00 or $ 00.00 more- [illegible]
[illegible] on the location in town. [illegible]
[illegible] me an estimate on it. [illegible]
[illegible]

F. R. Falconer

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON



THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
NO. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
REV. S. HALL YOUNG, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

Dr. Margaret Kerry Bldg Com

Jan.16,1923.

Varian Banks,
Treasurer,
156 5th Ave.,
New York,N.Y.

Dear Mr. Banks:

This letter concerns Ketchikan. I have just returned from a visit to Ketchikan ,Saxman and Metlakatla. My principle object was to dedicate the new Presbyterian Church at Metlakatla. I stopped with Mr. Falconer and his lovely family and thence traveled to Saxman and Metlakatla .

I am enclosing a picture of Falconer's new house. The picture does not do it justice , As from the situation of the house they were compelled to take a back view of the building. It is really one of the best finished and beautiful of Ketchikan. I am quite sure that Mr. Falconer will clear at least a thousand dollars and probably more than that on his purchase. He will not sell for less than $6,500. Thus his faith in hazarding the savings of fifteen years will be fully justified.

Just a word concerning that family and how they are working to complete the education of the seven children. Mr. Falconer,as you knew, gets $1,600. This year it will probably be only $1,485,as the condition of his Indian charge is such that he will hardly be able to

collect the $115 required from them.this year.

Here is the way in which he is supplementing his salary in order to pay off the mortgage on his house and provide for the future: First, he has two cows,for which he paid a good round sum. Only one is giving milk now, the other will be fresh in a month or so. He is now selling sixty two dollars worth of milk a month. The feed for his cows cost him from twenty to twenty five dollars per month. He built the cow shed himself and has placed it on a street which has not been run through. He has leveled a space large enough for his house and does not have to pay any rent for the ground. In a couple of months he will be clearing over $100 a month on his cows. It takes him only a month,or a little more to pay back the purchase price for a cow. He and his boys do the milking and the peddling of the milk.

His oldest girl,Jean, who graduated with first honors from the high school last year,has just been appointed assistant postmistress,at a salary of $1,400 a year. She lives at home,helps with the work and plays the organ for her father on Sundays. She is putting by half of her salary for her education, as she hopes to go to college in a year or two.

Robert, the oldest boy,14, sells papers and is learning the printing business. He gets ~~thirty~~ twenty dollars a month,clothes himself and contributes to the family expenses. Phillip, a red haired urchin or 12, earns ten dollars a month selling papers. The other three boys are too small to be wage earners as yet, except as they may pick up errands for neighbors,or pick berries in the summer. Freda, the second girl,17, is in the junior year at high school,and helps her mother. The girls don't dance but the whole family are happy,lively, and it is one of the most delightful places to stop I have ever seen.

Mr. and Mrs. Falconer are determined to fully educate all of their children, and with their Scotch thrift and thorough harmony and cooperation

they will succeed. I am telling you these intimate facts in order that you may understand that the Board was taking no risks when I asked them to purchase the house, for, in addition to the sources of income I have enumerated, Mr. Falconer is renting the lower story, receiving at present forty five dollars a month for the same. The house is beautifully furnished and with the two rooms in the attic the family is comfortable and has almost twice the room they had in the old building. When the new house is built for them next summer Mr. Falconer will sell his house, pay off the remaining mortgage and put his money back in the savings bank with, I hope, a largely increased sum.

As to the old building, I examined it thoroughly. It is worse than I thought it was. From fifty to $100 are needed right away to repair the chimney and the roof and also the damagedplastering and make the house salable, or rentable. At present they could not rent it for more than twenty five or thirty dollars and would have to put it in shape. Miss Edmond, who acts as our agent, advises us to repair it and do some calsomining and painting and get it ready for sale in the spring. As properties go now in Ketchikan, I doubt whether it can be sold for more than $3,000. I advise the Board to authorize me to put not more than $100 worth of work upon it in repairs and to endeavour to sell it in the spring.

Lots are held very high at Ketchikan, especially in the parts of town adjacent to our Mission. On the ground below Mr. Falconer's present house, you can not get a lot for less than $2,000 and they run from that up to $3,500. The cheapest lot I found is one against a rocky cliff, near to Mr. Falconer's house. That lot is held at $900.

After consulting with real estate men and builders I do not think that a suitable manse can be erected for less than $6,000. This would include the lot. With the $3,000 we can get for ~~with~~ our present building, this would leave $3,000 to be furnished by the Board. This would build a seven room house, not large enough to have any spare room, for an ordinary family. I think we should plan upon this basis.

The Mission building at Ketchikan is adequate for present purposes and the Indian congregation can be relied upon for necessary repairs. No outlay is needed here.

I held a meeting at Saxman,which you know is three miles distant from Ketchikan and ordained two new elders there. The Church building has been put in good repair by the Indians,under the supervision of Mr. Falconer.

Our present concern,so far as a grant for building purposes is required,is solely with the new Manse projected at Ketchikan. Mr. Waggoner and Mr. Beck looked over the situation last summer and Mr. Waggoner agrees with me in my estimates of the amount of money needed for the new Manse.

One more item in regard to Ketchikan. As you will remember,when you were negotiating the purchase of the house at Ketchikan you telegraphed,asking Mr. Falconer to secure an option from Miss Edmond on the building. He did so and for two months ~~he~~ she held the building back from renters who desired it. Miss Edmond was offered eighty five dollars per month rent. When the Board failed to take the building she was out considerable money on account of this option. She does not ask to be reimbursed for all that she lost in rent but thinks that the Board ought to pay her forty five dollars. She would, no doubt be satisfied if this amount were paid her out of the proceeds of the sale of our present building. Both Mr. Falconer and myself think that we ought to be authorized to give her this amount when our building is sold. Miss Edmonds had several offers of fifty five hundred for the house Falconer bought,but offered it to us and to him for fifty three hundred .

Very sincerely,

S Hall Young

SHY/H

23rd
January ~~22nd~~, 1923.

Re: Ketchikan, Alaska, Manse

Rev. F. R. Falconer,
Ketchikan, Alaska

Dear Mr. Falconer:

It may seem strange to you but your letter of December 15th last was only placed in my hands yesterday. It seems that this letter accompanied your monthly report and notwithstanding specific instructions given that no letters should be attached to and filed with reports received here, these instructions were not carried out and only yesterday was your letter discovered. As you will realize I am unable to take care of the details of opening the mail and hence, must depend upon the careful work of my assistants who handle these details for me. I am mentioning this merely to explain why the above has only just been read.

I write now to say that our Finance Committee will consider the matter of the old manse building at its session to be held tomorrow afternoon, and the Board upon report made by that Committee will take definite action. I will write you immediately after Board meeting as to this.

As I have previously advised you the Board will be unable to give any consideration to the question of furnishing funds for building purposes this fiscal year. Only through the receipt of funds next year specifically designated for building purposes will the Board be able to provide for any additional Churches or manses.

If I remember rightly the sketch and plan of the proposed manse at Hoonah was sent to you before I learned that you had personally assumed the purchase of your present home. The only question now in your mind, as I understand it, is - what the Board can do to relieve you of the financial burden caused by the purchase of the house which you now occupy. If the Board owned the property there is no question but that the Board of Church Erection could see its way clear to grant an additional amount towards the full purchase sum, if not to provide for the full amount. Now, in this case you hold title and, therefore, the Board of Church Erection would be unwilling, nor would their charter permit them, to make a grant on a building owned by an individual. It will, therefore, be necessary for the Board of Home Missions to own the new building in fee simple before we can make any progress in the way of securing the transfer of the grant now on the old building, plus any possible additional grant.

Are you willing to transfer title to the building you now occupy to the Board of Home Missions for the amount which you contracted to pay for it? If so, may I suggest that you send me -

1st.- Statement of the cash you paid
2nd.- The amount you left on mortgage or through contract
3rd.- Any other financial consideration that entered into the purchase of the building you now occupy.

I will, then, take the matter up in a definite way with our Finance Committee and

and advise you further concerning this proposition.

I can readily understand, without stretching my imagination in the slightest, that your new home reminds you so much of your former dwelling - it is so different. I am very glad for you and your dear ones that you are at last enjoying some of the creature comforts which should have been your portion long ago.

I am glad to learn that the old place has been cleaned up and put in as good condition as circumstances would permit. I am inclined to think that the Board will approve the sale of the old manse building for an amount that will place in our hands not less than the net sum of $3381. which sum represents the Board of Church Erection grant. This amount we have arranged to transfer to the new building in the event that the Board assumes the financial responsibility connected with its purchase.

Give my kindest regards to your good wife and to your two daughters whom I remember as well at the time I bid them goodbye at the start of my memorable trip through a portion of southeastern Alaska. I had a wonderful season of pleasant weather and delightful brothership with Messrs. Young, Waggoner, Beck and Penfield, and came away with an impression of the splendid work being done in southeastern Alaska in the interests of His Kingdom.

It is my hope that the Board will ultimately relieve you of the purchase which you made under such stressful circumstances.

Sincerely yours,

VB MG Treasurer

January 26th, 1923.

Re: Ketchikan, Alaska, Manse

Rev. F. R. Falconer,
Ketchikan, Alaska

Dear Mr. Falconer:

I wrote you yesterday on the manse matter and now have in hand a letter from Dr. Young together with a picture of the building which you purchased, taken from the rear view.

From what Dr. Young states I gather that you consider this purchase as your own personal venture and that there is no proposition now under consideration by you, at least, regarding the taking over of this building by the Board as the new Ketchikan manse. I, therefore, am writing this line to say that before going into this matter further I will await your full reaction on the definite manse proposition; i.e., whether the building which you now occupy is suitable for a permanent manse in view of its unnecessarily large size, and the further fact that it will necessitate the renting of a part of the building, which in effect, would mean that the Board would have to go into the real estate business in a small way; or, that the only matter to be considered is the purchase of a new lot and the erection of an entirely new building.

Dr. Young states that the old manse is in some need of some repairs involving an expenditure of approximately $100, and also that he does not believe the building can be sold for more than $3,000. I am a bit surprised to receive the latter information inasmuch as you advised me in Seattle that it was your judgment the Board could readily secure, at least, $3500. for the property. We must, in any event, secure, at least, an amount sufficient to meet the Board of Church Erection's claim as if we fail to do this that Board will naturally ask upon what ground, having failed to accurately guage the value of the building originally purchased, we can satisfactorily assure them that the new property, i.e., the lot and new building, is worthwhat it is proposed to pay for it. I will write to Dr. Young in reply to that part of his letter concerning the needed repairs.

With kind personal regards to both Mrs. Falconer and yourself, I am

Sincerely yours,

VB MG Treasurer

January 28th, 1928.

Re: Ketchikan, Alaska, manse

Rev. S. Hall Young, D.D.,
Juneau, Alaska

Dear Dr. Young:

Enclosed you will find a letter I have just written to Mr. Falconer concerning the property situation at Ketchikan.

I felt that in view of your possible absence and the further fact that Mr. Falconer is Chairman of the Property Committee at Ketchikan, that satisfactory progress could be made by correspondence with him direct in this matter, keeping you advised of the situation. If Mr. Falconer can sell the old manse building on satisfactory terms his financial troubles will have been happily solved.

I will ask you to let Dr. Bruce read the enclosed copy of letter to Mr. Falconer inasmuch as he has written me on this same subject among other things in his capacity as Chairman of the HomeMission Committee.

I hope the "mushing parson" has so far recovered from the onslaught made by the dentist that he is now enjoying occasionally, at least, a meal of solids.

Sincerely yours,

VB MG [illegible] Treasurer

Enc.

Copy sent to P. [illegible]

January 26th, 1925.

Re: Ketchikan, Alaska, Manse

Rev. F. R. Falconer,
Ketchikan, Alaska

Dear Mr. Falconery

The Board, at its meeting yesterday, gave authority to the proper officers of the Board to sign a deed of conveyance to the manse property at Ketchikan to such purchaser thereof as might be obtained and we, therefore, are ready to carry out a sale as soon as it can be arranged.

You will probably recall that this manse property was purchased solely through a grant received from the Board of Church Erection of $3,381, the price at which the property was acquired. We will, therefore, need to sell the manse building for an amount sufficient to place in our hands, after all expenses connected therewith have been paid, this sum in order to liquidate the claim of the Board of Church Erection. It is, of course, desirable to sell the property for such sum in excess of the above amount as can be secured and there will be an advantage in obtaining a larger price, as you can readily understand, in view of the probability that the Board of Church Erection will be willing to transfer this grant to the new building in the event that either Board acquires title thereto. You have the minimum price at which the property can be sold, viz: $3,381. plus all costs for completing the transfer of title to the purchaser, say, $3,450. or possibly $3500. If, for illustration, the property can be sold for $4,000 so much the better as the excess can immediately be applied towards the new property in the event that you wish to be relieved from its ownership.

If funds were in hand at the time you were negotiating for your present home the Board, undoubtedly , would have willingly furnished the amount which would provide you with a comfortable home. The question of the cost of building a new manse has been happily solved, I trust and it is my hope that the way may be open at an early date to take the new building off your hands, as soon as the sale of the old manse has been effected.

One other matter - Dr. Bruce wrote in a letter concerning the Ketchikan situation that so/fars the Home Mission Committee was concerned it could find there was no possible chance of any salvage being obtained in the Alaskan budget this year from which an allowance could be made you in lieu of rent, but he stated that the Committee thought it proper and just that you be allowed the rent the old manse and apply the rent to yourself until the house is sold. Our Finance Committee agreed to this in order to help you temporarily, so far as it lay in their power, hence, if you can temporarily rent the old manse month by month, so that there will be nothing in the way of effecting a sale and the turning over of the property to the purchaser within not less than thirty days, you can exercise your own discretion as to the renting of the place and allocating to yourself the rent, with the understanding that should any unexpected minor repairs be required they will be provided for from the rent. Our Finance Committee wish it clearly understand

that the sale of the property should not be imperiled in any way through a rental that would require a prospective purchaser to await his receiving possession owing to its occupancy by a tenant. It may be that you will find it hard to rent the house on these terms. Our basic idea, of course, is to give every possible assistance in this matter.

Sincerely yours,

VB MG Treasurer

February 6th, 1923.

Re: Ketchikan, Alaska

Rev. S. Hall Young, D.D.,
Juneau, Alaska

Dear Dr. Young:

Referring to your letter of the 16th ult. in the above matter, I have written you concerning same and also to Rev. F.R.Falconer, a copy of which letter was sent you. I am, therefore, compelled to await reaction on this matter from you both before the Building Committee of the Board can consider the Ketchikan situation.

Referring to the last paragraph in your letter concerning the option secured from Miss Edmond on the building which Mr. Falconer has now purchased - you state that in response to my telegram asking Mr. Falconer to secure an option on this building Mr. Falconer did so and "for two months she held the building back from renters who desired it." I do not understand this nor do I see that this Board is responsible for an option for this length of time. The only communication I had with Mr. Falconer or anyone else concerning an option was that contained in my night-letter to him dated October 14th, 1922 in which I requested him to secure an option until the 21st of October, a period of one week only. The Board is, therefore, responsible for but one weeks option and if Miss Edmond refused to sell the building to others for a longer period of time she did so either upon her own responsibility or upon the personal request of Mr. Falconer. As to the latter we have no knowledge whatever.

I took this matter before the Building Committee and I was requested to make this statement of fact and to say that the Board cannot hold itself responsible for the action of Miss Edmond in refusing to sell to other prospective buyers in the hope that the Board would ultimately purchase. Let me also say that the whole period of option granted by Miss Edmond outside of the one week above mentioned, was an arrangement between herself and the actual purchaser of the property. Finally, this is the first instance I ever heard of, and I have had occasion to ask for options many times, where an owner, having granted an option without previously asking for consideration, has presented a claim of this kind.

Sincerely yours,

VB MG Treasurer

Presbyterian Mission

REV. F. R. FALCONER, MISSIONARY
P. O. BOX 215

Ketchikan, Alaska, Feb. 24, 1919

Mr. Marion Banks,
196 Tenth Ave., New York.

Dear Mr. Banks:-

Your three letters of January 25 and 26 came in the same mail. I have also received a letter from Dr. Bruce regarding the same matter of which you write, the Ketchikan Manse.

In regard to the building we now occupy: It is not for sale. It is worth more than we paid for it and we consider it a good investment. The relief hoped for, as referred to in my letter of Dec. 15, was that the Board would erect a suitable manse next summer, in which case we would be free to put upon ourselves in the present move." It simply means that when a suitable home is provided, as is done on all other mission fields, we will then be in a position to rent our flat for $45.00 or $50.00 a month, which rent can be applied on our $2 mortgage. You can readily see then, that we are just as anxious as ever that the Board build us a house, or, in the event that cannot be done in the near future, at least allow us a reasonable rent for the house we now occupy. We were encouraged by Dr. Young to hope that this might be done. On Sept. 20 he wrote as follows: "But if by any misshance this deal should fall through I will back you up in renting a larger house nearer your work." You may think we should have remained where we were, in the old manse, until such time as the Board could provide relief. We felt that we could not do that; we had reached the end of our endurance; we felt we owed it to our children, and to ourselves, to provide a larger home where we could live in some degree of comfort, so, in order to save our own selfrespect- and the good name of the Presbyterian Church - we risked our all on this venture.

The old manse was rented this week at $25.00 a month after making absolutely necessary repairs. If we could have made all the repairs needed and fixed it up properly, we could have had $30.00 or more a month. The tenants are taking it for a short time only and are willing to put up with it as it is. We could not afford to advance the money for all the repairs needed and take the chance on reimbursements from rents, on the terms set forth in your letter of Jan. 26: "If you can temporarily rent the old manse month by month, so that there will be nothing in the way of effecting a sale and the turning over of the property to the purchaser within not less than thirty days-----Our Finance Committee wish it clearly understood that the sale of the property should not be imperiled in any way through a rental that would require a prospective purchaser to wait his receiving possession owing to its occupancy by a tenant. Ten days ago we lost a good tenant, who was [illegible]

In your third letter, Jan. 26, you express surprise at the low estimate of the present value which Dr. Young places on the old manse. There is this to be considered on that property. For [illegible] today as it was. The house we occupy cost the former owner $9,000.00. It was [illegible] manse was bought in May, 1919 when real estate was high. All property dropt in value since then. However we are hoping that t[illegible] this season advances and that houses will be in demand. [illegible] place us on the market for sale.

Sincerely yours,

F. R. Falconer

PRESBYTERY OF ALASKA

PRESBYTERY OF YUKON

THE BOARD OF HOME MISSIONS
OF THE
PRESBYTERIAN CHURCH IN THE U. S. A.

HEADQUARTERS
NO. 156 FIFTH AVENUE
NEW YORK

TERRITORY OF ALASKA
REV. S. HALL YOUNG, D. D., GENERAL MISSIONARY
JUNEAU, ALASKA

Ketchikan

Juneau, Alaska, May 28, 1923

Varian Banks,
156 Fifth Avenue,
New York. N.Y.

Dear Mr. Banks:

This letter concerns Mr. Falconer and the manse at Ketchikan. I note that you say "Mr. Falconer is no longer under the stress of living in his former cramped quarters and therefore, theallowance of rent for him will meet his present difficulties pending the furnishing of a new manse. It will, therefor e, be necessary to provide from the current year's budget such amount as your committee and Mr. Falconer may agree upon as an equitable sum to allow him for rent."

We do not like to take from our budget anything that we can help. Therefore, we think it is fair to allow Mr. Falconer to rent the present manse until a fair price is offe red for its purchase, and t o apply the rents collected to his present needs. When Mr. Keeler arrives in July I expect to go with him to Ketchikan and to fully explain matters to him with Mr. Falconer's aid. Doubtless we can arrive at a definite conclusion concerning a new manse.

I expect to visit every mission in Southeastern Alaska in company with Mr. Keeley and shall have all papers and estimates in order to discuss with him. We will make this trip in the Lindley and the Lois.

I heartily wish that you and Mrs. Banks could be with us again this summer for a more extended trip than last.

Most cordially yours,

S Hall Young

PRESBYTERIAN BUILDING

THE BOARD OF THE CHURCH ERECTION FUND
OF THE GENERAL ASSEMBLY OF THE
PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA.

Telephone Call 9757 CHELSEA

REV. DAVID G. WYLIE, DD., LLD.
General Secretary

REV. A. B. KEELER
Extension Secretary

REV. GEORGE R. BRAUER
Treasurer

156 FIFTH AVENUE,
NEW YORK

Index

July 26 1923.

Jameson Alaska

Dear Vaucan.

Ketchekan. Mouse.

The Mouse sale of $2800, cash, seemed too small an amount in light of the purchase price; but on inquiry & protection and condition of this particular house, the price received is not so far from what it should be. I took especial pains several times to inquire of Mr. Falconer, if he was sure he would not use this as a mouse. He was very decided in that regard & in that the house was utterly inadequate. I further asked if he did

Was entirely satisfactory to him and he
heartily confirmed the deal. I can see no
reason for the Board owning a house
in Ketchikan so long as Mr Falconer
lives in his own adequate home and suffers
no inconvenience thereby.

Now as to the Mission Church (Native)
Bldg at Ketchikan. There is need for
an Small addition (16 x 20) for S. S.
rooms. This can be built at a cost
not to exceed $400.00 See Mr. Falconers
figures enclosed. I have added $125.00
for Labor. Mr. Loft - Educational
Representative - has offered $15.00 per month
day school (5 days - for each 7 months per year)
for the rent of this suggested addition.
I believe it would be good investment
1st for the real need of room for the religious
2nd Your taxes would pay for the Bldg

THE BOARD OF THE CHURCH ERECTION FUND
OF THE GENERAL ASSEMBLY OF THE
PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA.

Telephone Call 9757 CHELSEA

REV. DAVID G. WYLIE, DD., LLD., *General Secretary*
REV. A. B. KEELER *Extension Secretary*
REV. GEORGE R. BRAUER *Treasurer*

156 FIFTH AVENUE,
NEW YORK

Index

even if cost totals 40^{00}.

This seems needed and would
Make such recommendation - cost
not exceeding 5^{00}

Hoonah Mission.

Emil Krause - contractor, Juneau,
leaves Monday with men & needed
Materials to erect the House at Hoonah.
He hopes to finish the house and
have ready for occupancy by Sept 10-15.
All materials in way of bath room
fixtures, stoves, doors. etc possible be

will place in the new Bldg. house.
It will contain all Mr. Beck asks
for and on one floor - most
conveniently arranged. I am leaving
with the freight boat (you can see
me on a freight boat) with the
workmen & Mr. Krause July 30 - & will
do my best in every way of economy
& seeing to it that the house is
in readiness for Mr & Mrs. Beck.
before fall rains set in.

The house will cost a little more
than expected on account of a higher
basement (protecting flood tides) and
furnace which I knew nothing of.
However, with the amount of money
released by the sale of Ketchikan mine

PRESBYTERIAN BUILDING

THE BOARD OF THE CHURCH ERECTION FUND
OF THE GENERAL ASSEMBLY OF THE
PRESBYTERIAN CHURCH IN THE UNITED STATES OF AMERICA.

Telephone Call 9757 CHELSEA

REV. DAVID G. WYLIE, DD., LLD.
General Secretary

REV. A. B. KEELER
Extension Secretary

REV. GEORGE R. BRAUER
Treasurer

156 FIFTH AVENUE,
NEW YORK

Index

there will be considerable left-
after the Hoods house is finished - and
the needed addition built to Ketchikan
Mission Bldg.

Will you please wire me at Juneau
your confirmation of these two items.

The men of Presbytery are agreed on
this and are doing all I can to
help [prefer heat to Ketchikan house] & salvage an unused building
to have available the small amounts
necessary without taking new monies.

Dr. Freeman has gone over these items

with me. Krause & myself & committee here & agree this is the right thing to do

The addition required should be reached in time for school Sept 15.

If you will write me, I will be able to have things in shape with Mr. Falconer & do it as it should be done and promptly —

This to me is the right & proper procedure — in preference to holding the money as was suggested.

I have therefore directed the $780 I sent you — & am sending this letter in request of the field & men & Parkyley

(Have given my best judgment on this Mr Lapp & Hawkesworth both with the Blanket — & have authorized this letter of request